



Sandles Court, Castle Acre Norfolk PE32 2XF

welcome to

Sandles Court, Castle Acre Norfolk

A charming 3 double bedroom semi-detached mews home, located within this historic, ever-popular West Norfolk village. Set within a short walk of village amenities, the property boasts well-proportioned accommodation, together with off-road parking, delightful and secluded gardens, garage and more.



Accommodation:

Part glazed UPVC external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, radiator, carpet flooring, doors opening to the lounge and open-plan kitchen/dining room, further door opening to:

Ground Floor W.C

Suite comprising close coupled w.c and vanity hand wash basin with storage under and tiled splash backs, radiator, ceramic tiled flooring, extractor fan.

Lounge

14' 5" x 14' (4.39m x 4.27m)

Two radiators, television point, carpet flooring, dual aspect UPVC double glazed windows to the side and rear, UPVC double glazed box-bay window to the side aspect.

Open-Plan Kitchen/Dining Room

18' 1" max x 10' 8" max (5.51m max x 3.25m max)

Kitchen Area

A comprehensive range of wall and floor mounted fitted kitchen units with contrasting work surfaces and upstands over, inset 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in oven and microwave, fitted hob with extractor hood over, space for fridge-freezer, plumbing for washing machine, wood effect laminate flooring, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the rear garden, open-plan to:

Dining Area

Radiator, wood effect laminate flooring, UPVC double glazed window to the front aspect.

First Floor Landing

Airing cupboard, carpet flooring, loft access, UPVC double glazed window overlooking the rear aspect, doors opening to all bedrooms and the family bathroom.

Bedroom 1

14' 5" x 10' 9" max narrowing to 8' 8" min (4.39m x 3.28m max narrowing to 2.64m min)

Radiator, television point, carpet flooring, triple aspect UPVC double glazed windows overlooking the front, side and rear.

Bedroom 2

13' 2" max narrowing to 9' 11" min x 10' 7" (4.01m max narrowing to 3.02m min x 3.23m)

Radiator, carpet flooring, UPVC double glazed box-bay window overlooking the front aspect.

Bedroom 3

10' 10" max x 8' 8" + recess (3.30m max x 2.64m + recess)

Radiator, carpet flooring, UPVC double glazed window overlooking the front aspect, further UPVC double glazed box-bay window overlooking the front aspect.

Family Shower Room

Re-fitted suite comprising back to wall w.c, vanity hand wash basin with ample storage under and glazed walk-in shower enclosure with inset shower unit and shower wall panels, heated towel rail, UPVC double glazed window overlooking the rear aspect.

Outside

Outside, to the front of the property, there is an attractive low maintenance shingle garden with a pathway leading to the main entrance door. A timber side gate gives access to the side and rear gardens.

To the rear and side of the property there are wrap-around gardens, which are a particular feature and comprise of mainly lawned gardens with well-stocked borders, a paved patio seating area, stepping stones and side access gate, all surrounded by a beautiful brick and flint detail wall, offering a wonderful feeling of privacy and tranquillity.

The vendor informs us that the property also benefits from an allocated off-road parking space, which is situated to the front and there is an en-bloc garage, located within the garage area to the rear of the courtyard.

Location

The wonderful village of Castle Acre is situated approximately 5 miles from the historic market town of Swaffham and just under 15 miles from King's Lynn. A beautiful and picturesque village, Castle Acre is situated on the Peddars Way and is steeped in history, home to the ancient castle built in the 12th-century by the Normans. The village is well-served with a Budgens store and fish & chip shop, primary school, 'The Ostrich' public house, which serves food and local ales, tea rooms, antique shop,

second-hand book shop and the village also boasts lovely walks along the River Nar. Castle Acre is well situated for access to the A1065 and A47, providing direct access routes to King's Lynn and Norwich, both of which have direct rail links to London.

Further amenities can be found within nearby Swaffham, which boasts many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages, sport and leisure facilities and on the outskirts, a popular golf club. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants.

Council Tax Band

This property is Council Tax band B.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

Agents Note

We understand that this property is subject to an annual fee of approximately £50 for the upkeep of the communal areas within this courtyard. Further details of this can be obtained from your conveyancer at the time of purchase.

directions to this property:

Leave Swaffham via the A1065 and after several miles take the left hand turn for Castle Acre, just before the George & Drag public house. Proceed along Newton Road into the centre of the village and continue straight over High Street/Massingh Road, past the shop and onto Back Lane. At the turning for Foxes Meadow, take the left hand turn into Sandles Court, where the property will be found in the right hand corner.



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welcome to

Sandles Court, Castle Acre Norfolk

- GUIDE PRICE £300,000-£325,000
- 3 double bedroom semi-detached house
- Conservation village location of Castle Acre, arguably one of Norfolk's most sought-after villages
- Mature and private wrap-around gardens, off-road parking and en-bloc garage
- Generous dual aspect lounge

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£290,000 - £310,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM109859 - 0008

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