



**Stocks Green, Castle Acre, PE32 2AE**



**welcome to**

**Stocks Green, Castle Acre King's Lynn**

Located within this historic village centre and having undergone a full programme of improvement and enhancement this substantial 3 bedroom home cleverly combines character features and contemporary improvements. Viewing is essential to appreciate the accommodation offered.



### Accommodation:

Part glazed composite door opening to:

#### Entrance Hall

Stairs rising to first floor, internal doors opening to snug and dining room.

#### Sitting Room

14' 11" max narrowing to 18' " Into bay x 13' 10" ( 4.55m max narrowing to 5.49m Into bay x 4.22m )  
Carpet flooring, radiator, inset ceiling spotlights, UPVC bay window to front aspect.

#### Snug

14' 8" x 11' 2" ( 4.47m x 3.40m )  
Wood flooring, decorative open fireplace with stone hearth, radiator, dual aspect UPVC double glazed windows to front and rear.

#### Dining Room

14' 6" x 13' 8" max narrowing to 11' 6" min ( 4.42m x 4.17m max narrowing to 3.51m min )  
Wood flooring, decorative open fireplace with stone hearth, radiator, UPVC double glazed window to front aspect, internal sliding doors opening to:

#### Kitchen

15' 7" x 8' 7" ( 4.75m x 2.62m )  
A range of floor and wall mounted kitchen units with work surfaces over, inset sink with mixer tap over, tiled splashbacks, integrated electric oven with induction hob and extractor fan over, integrated dishwasher, tiled flooring, inset ceiling spotlights, wall mounted radiator, UPVC double glazed window to rear aspect, internal door opening to:

#### Utility Room

4' 11" x 5' 9" ( 1.50m x 1.75m )  
Floor mounted kitchen unit with work surfaces over, space and plumbing for washing machine, external door opening to the rear garden and internal door opening to:

#### Cloakroom

suite comprising low level w.c, pedestal hand wash

basin, half height tiled walls and tiled flooring. UPVC obscure glass window to rear aspect.

#### Bedroom 1

13' 6" x 15' 2" ( 4.11m x 4.62m )  
Carpet flooring, radiator, inset ceiling spotlights, built in storage cupboard, UPVC double glazed window to front aspect, internal door opening to:

#### En Suite Shower Room

Suite comprising vanity hand wash basin with storage under, sliding door walk in shower cubicle with mains powered shower, fully tiled walls, tiled flooring.

#### Bedroom 2

11' 9" x 11' 9" ( 3.58m x 3.58m )  
Carpet flooring, radiator, inset ceiling spotlights, UPVC double glazed window to front aspect, loft access, built in wardrobes, built in storage cupboard.

#### Bedroom 3

14' 3" x 8' 4" ( 4.34m x 2.54m )  
Carpet flooring, inset ceiling spotlights, radiator, UPVC double glazed window to front aspect.

#### Bathroom

10' 3" x 6' 4" ( 3.12m x 1.93m )  
Suite comprising low level w.c, vanity hand wash basin with storage under, bathtub with mixer taps over and additional mains powered shower, heated towel rail, inset ceiling spotlights, fully tiled walls and flooring, UPVC obscure glass window to rear aspect.

#### Outside

The property is approached by foot from the road. The enclosed rear garden is mainly laid to lawn with a pathway and is bordered by a timber fence.

#### 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 and sport and leisure facilities. 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 C.

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

#### Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

#### directions to this property:

Leave Swaffham via the A1065 towards Fakenham. After approximately 3 miles, take the left hand turn sign posted 'Castle Acre' and 'Castle & Priory'. Follow this road to the t-junction and turn left onto Bailey Street. Continue towards top of the street and through the Bailey Gates, turn left onto Stocks Green, the property will be found on the right hand side identified by our William H Brown For Sale board.



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## Stocks Green, Castle Acre King's Lynn

- Well proportioned 3 bedroom house
- Delightful 'heart of village' location
- NO ONWARD CHAIN
- Master bedroom with ensuite shower room
- 3 Reception rooms

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

**£575,000**



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:  
SFM110731 - 0005

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