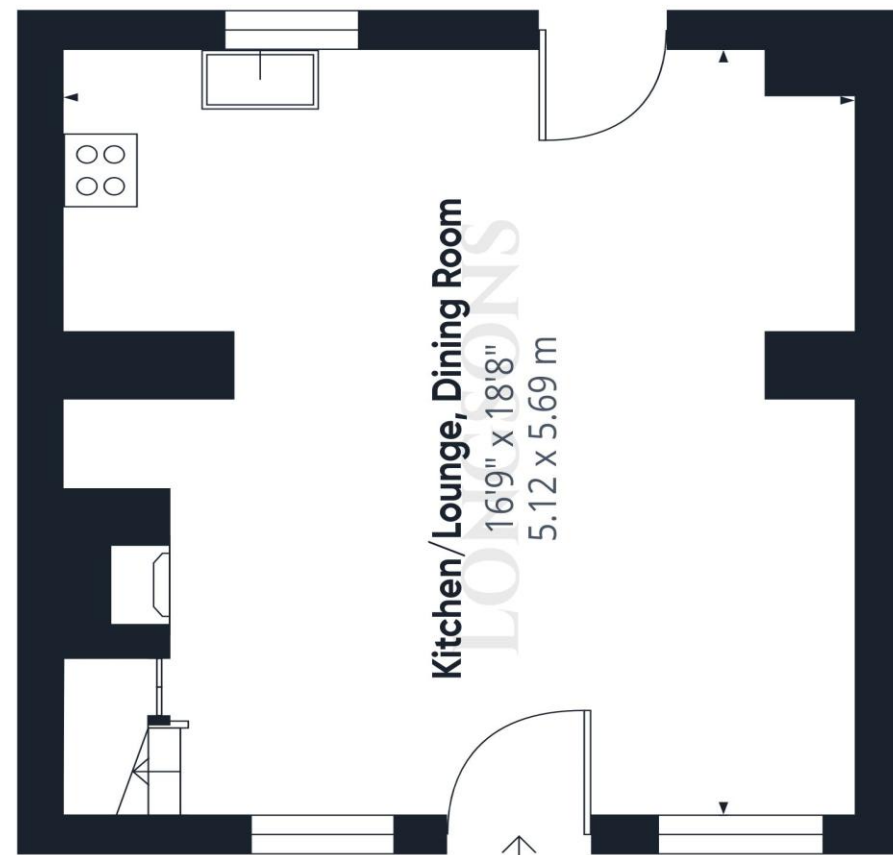


Floor 1



Floor 0



**Bailey Street, Castle Acre, King`s Lynn,
PE32 2AG**

Fabulous cottage, fully updated throughout situated in the heart of the historic sought after village of Castle Acre. This wonderful property oozes charm and character and offers log burner, open plan ground floor living, private courtyard rear garden, double glazing and electric central heating.

Price £275,000 Freehold



Bedroom Two
10'1" (3.07m) x 7'0" (2.13m)

Doors to landing and bedroom one, double glazed Velux roof window, radiator.

Shower Room

Shower cubicle with extractor fan, hand wash basin and concealed cistern WC, electric towel radiator and radiator, double glazed Velux roof window and wood effect cushion flooring.

Outside Front

Parking space to front, small frontage laid to shingle and outside light.

Rear Garden

Enclosed terrace courtyard style garden with steps up to paved patio seating area, wooden log store, outside tap, outside light.

Agent's Notes

EPC rating C71 (Full copy available on request)
 Council tax band B (Own enquiries should be made via Kings Lynn and West Norfolk Borough Council)

- Two bedroom quaint flint cottage
- Very sought after village of Castle Acre
- Open plan living area
- Energy Efficiency Rating C71
- Courtyard style terraced garden and parking
- Fully updated throughout

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Situated right in the heart of the historic sought after village of Castle Acre, Longsons are delighted to bring to the market this absolutely fabulous two bedroom flint fronted cottage. Fully updated throughout this wonderful property offers open plan living to the ground floor, private courtyard rear garden, parking, log burning stove, double glazing and electric central heating.

Viewing highly recommended to appreciate.

Briefly the property offers open plan ground floor lounge/dining/kitchen, two bedrooms, shower room, courtyard style terraced garden, parking to front, double glazing and electric central heating.

Castle Acre, a picturesque village steeped in history, is home to an ancient 12th-century castle built by the Normans and offers various amenities such as a Budgens store, fish & chip

shop, primary school, 'The Ostrich' pub, popular cafe, and second-hand book shop. The village also offers scenic walks along the River Nar. Castle Acre provides easy access to the A1065 and A47, connecting to King's Lynn and Norwich, both of which have direct rail links to London. Additional amenities can be found in nearby Swaffham, including public houses, restaurants, cafes, supermarkets, and independent shops. The town also offers schooling facilities for all ages, as well as sports, leisure and health care facilities. Swaffham approx. 5 miles, King's Lynn approx. 14.5 miles, Fakenham approx. 12 miles.

Open Plan Lounge, Dining Room and Kitchen

18'8" (5.69m) x 16'9" (5.11m)
 Traditional Pamment tiles throughout, fitted kitchen units to kitchen area with oakwood surface over stainless steel one and a half bowl sink with mixer tap

and drainer, integrated fridge/freezer, intergrated electric oven and hob with extractor over, integrated washing machine, built-in storage cupboard, composite entrance door to the front, double glazed windows to front and rear, double glazed entrance door opening to rear garden, feature fireplace with inset log burning stove and two radiators.

Stairs and Landing

Original Norfolk winder staircase, feature cast iron fireplace (not in use) to landing, radiator, double glazed window to front with far reaching views to countryside.

Bedroom One
10'7" (3.23m) x 8'6" (2.59m)

Fitted wardrobes, fitted cupboard concealing electric boiler, loft access, double glazed window to front, radiator, door through to bedroom two.

