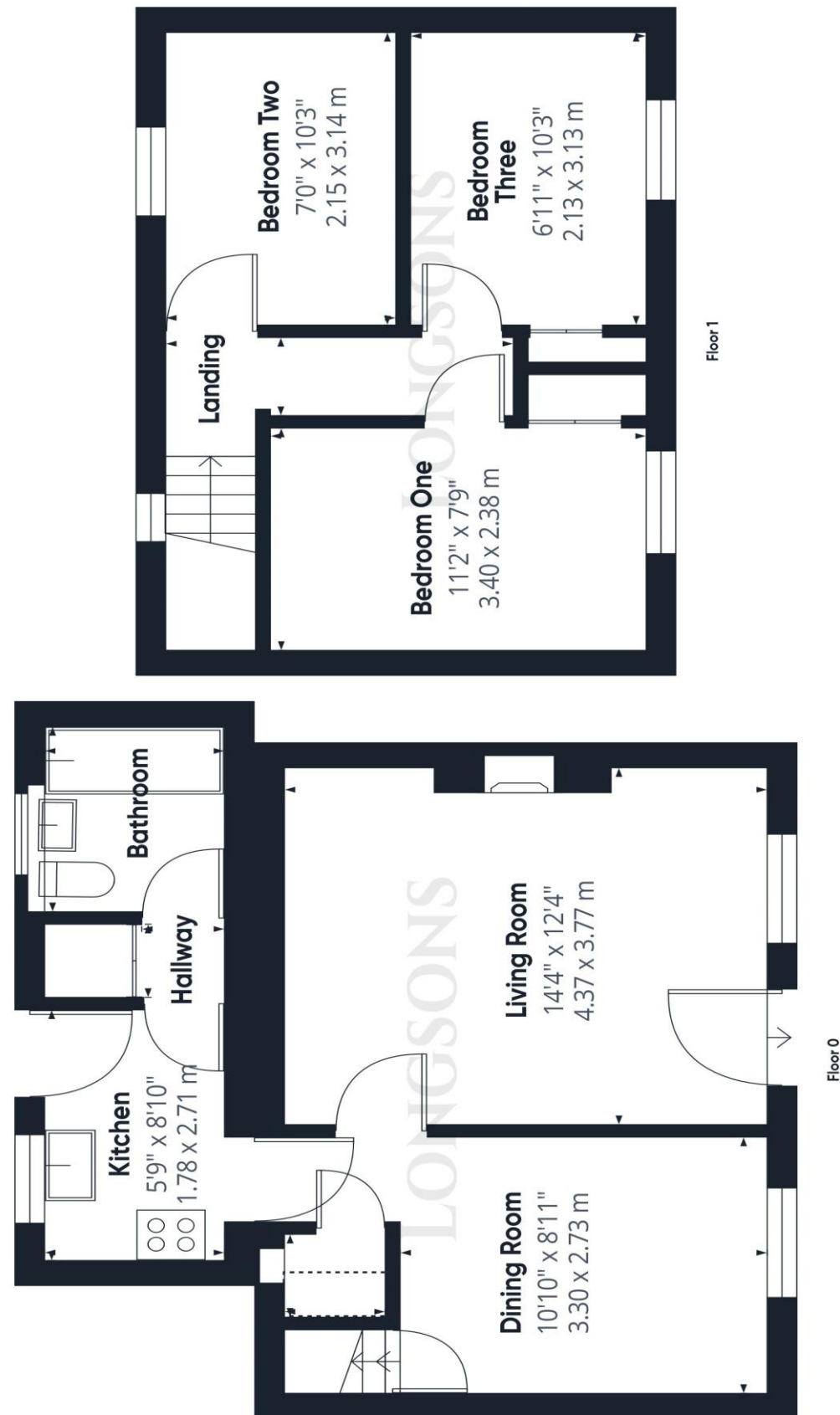




Drury Lane, Castle Acre, Kings Lynn, PE32 2AP

Charming three bedroom end terrace cottage located in the picturesque village of Castle Acre. The property boasts a quiet location, garden space, a well equipped kitchen as well as oil fired central heating throughout.

Price £210,000 Freehold



Situated on a quiet street in the highly sought after picturesque village of Castle Acre, Longsons are delighted to bring to the market this charming three bedroom end terrace cottage. The property has lots to offer including a quiet location, two reception rooms, three bedrooms, a well equipped kitchen, garden space, oil fired central heating throughout. Viewing highly recommended.

Briefly the property offers living room, dining room, kitchen, bathroom, three bedrooms, wooden, garden and oil fired central heating.

Castle Acre
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.

Living Room
14'4" (4.37m) x 12'4" (3.76m)
Entrance door, radiator, UPVC double glazed window to front, fireplace.

Dining Room
10'10" (3.3m) x 8'11" (2.72m)
Radiator, UPVC double glazed window to front, stairs to first floor, storage cupboard.

Kitchen
8'10" (2.69m) x 5'9" (1.75m)
Fitted cabinets to floor and wall, laminate worktop over and tiled splashback. Integrated electric oven with ceramic hob and extractor hood over, inset stainless steel one and a half bowl sink unit with mixer tap and integrated drainer, intergrated under counter fridge, radiator, window to rear, entrance door to rear.

Bathroom
6'6" (1.98m) x 5'3" (1.6m)
WC, hand washbasin, bath with power shower over, tiled splashback and glass screen, radiator, extractor fan, obscured glass window to rear,

First Floor Landing
Window to rear, loft access.

Bedroom One
11'2" (3.4m) x 7'9" (2.36m)
Radiator, UPVC double glazed window to front, built in wardrobe.

Bedroom Two
10'3" (3.12m) x 7'0" (2.13m)
Radiator, UPVC double glazed window to front, built-in wardrobe.

Bedroom Three
10'3" (3.12m) x 6'11" (2.11m)
Radiator and window to rear.

Front of Property
Entrance door, side access to rear garden and rear entrance door.

Rear Garden
Laid to lawn with wooden fence to perimeter, garden shed, oil tank and wooden shed.

Agent's Note
EPC rating E48 (Full copy available on request)
Council tax band A (Own enquiries should be made via Breckland District Council)

Active right of way across the back of the property for purposes of wheelie bin and pedestrian access

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.

- Three Bedrooms
- Quiet Location Situated in Picturesque Village
- Two Reception Rooms
- Energy Efficiency Rating E48
- Enclosed Rear Garden
- Oil Fired Central Heating

