

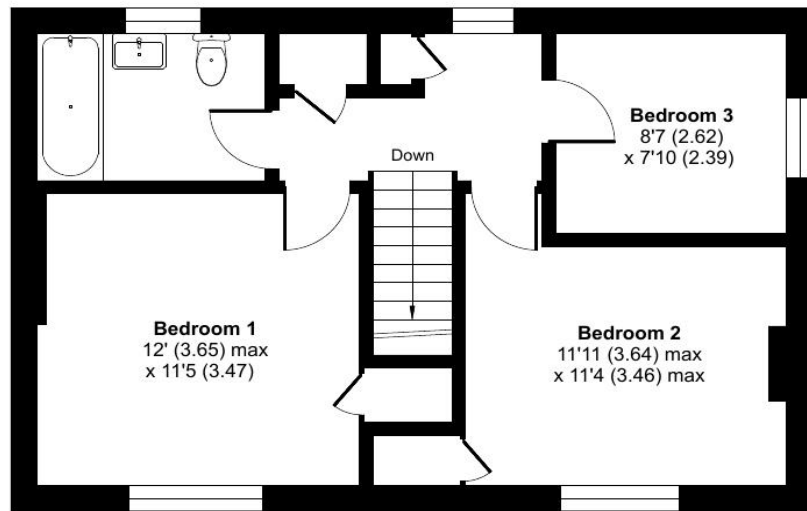
# Foxes Meadow, Castle Acre, King's Lynn

Approximate Area = 1164 sq ft / 108.1 sq m (excludes carport)

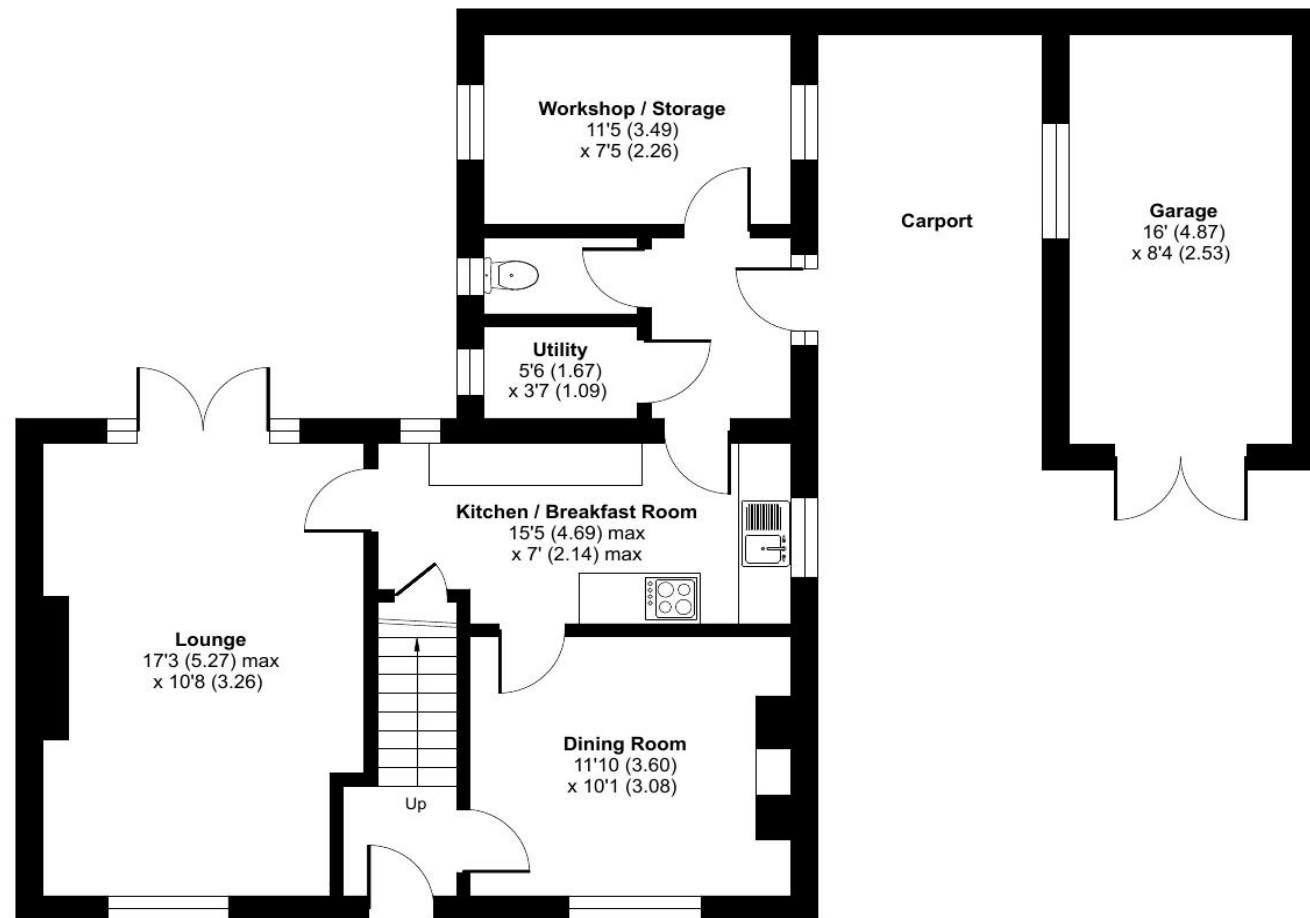
Garage = 133 sq ft / 12.3 sq m

Total = 1297 sq ft / 120.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Longsons. REF:1450902



## Foxes Meadow, Castle Acre, Kings Lynn, PE32 2AT

Three bedroom semi-detached three bedroom house in a non-estate position within the highly desirable village of Castle Acre. The property is in need of updating but has loads of potential with large garden, garage, carport, off-road parking and UPVC double glazing.

**\*NO UPWARD CHAIN\***

**Offers in the Region of £260,000 Freehold**

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH  
Tel: 01760 721389 | Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
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**Bedroom One**  
**12'0" (3.66m) x 11'5" (3.48m)**  
 Fitted wardrobe, storage cupboard, UPVC double glazed window to front.

**Bedroom Two**  
**11'11" (3.63m) x 11'4" (3.45m)**  
 Storage cupboard, UPVC double glazed window to front.

**Bedroom Three**  
**8'7" (2.62m) x 7'10" (2.39m)**  
 UPVC double glazed window to side.

**Family Bathroom**  
 Bath, hand wash basin with tiled splashback, WC, obscure glass UPVC double glazed window to rear.

**Outside Front**  
 Driveway leading to garage and carport providing ample off-road parking, area laid to lawn with shingle border, concrete footpath to front door and side door.

**Rear Garden**  
 Two paved patio seating areas, area laid to lawn, mature flowers & shrubs to

beds and borders, wooden shed, wooden fence to perimeter, access to front.

**Garage**  
 Four folding doors to front.

**Agents Note**  
 EPC rating E49 (Full copy available on request)  
 Council tax band A (Own enquiries should be made via Breckland District Council)

- Three Bedroom Semi-Detached House
- Popular Village Location
- Large Gardens, Carport, Garage and Off-Road Parking
- Energy Efficiency Rating E45
- Huge Potential on Offer
- No Onward Chain!

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 in the popular village of Castle Area, Longsons are delighted to bring to the market this three bedroom semi-detached three bedroom house in a non-estate position. The property would benefit from updating but has loads of potential offering large garden, garage, carport, off-road parking and UPVC double glazing.

Offered with **\*NO UPWARD CHAIN\***

Briefly the property offers entrance hall, lounge, dining room, kitchen/breakfast room, utility, separate WC, workshop/storage, three bedrooms, bathroom, garage, carport, large gardens parking electric heaters and UPVC double glazing.

Castle Acre  
 Castle Acre, a picturesque village steeped in history and 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, tea rooms, antique shop, 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.

**Entrance Hall**  
 Entrance door to front, stairs to first floor.

**Lounge**  
**17'3" (5.26m) x 10'8" (3.25m)**  
 Feature fireplace with inset electric fire, UPVC double glazed sliding patio doors to rear garden, UPVC double glazed window to front, electric storage heater.

**Dining Room**  
**11'10" (3.61m) x 10'1" (3.07m)**  
 UPVC double glazed window to front.

**Kitchen/Breakfast Room**  
**15'5" (4.7m) x 7'0" (2.13m)**  
 Range of fitted units to walls and floor, work surface over, sink with hot and cold taps, tiled splashback, breakfast bar, space for electric cooker, tiles to floor, space for upright fridge, UPVC double glazed window to side,

**Utility**  
 Space and plumbing for washing machine, UPVC double glazed window to side.

**WC**  
 WC, hand wash basin, UPVC double glazed window to side.

**Workshop/Storage**  
**11'5" (3.48m) x 7'5" (2.26m)**  
 UPVC double glazed window to both sides.

**First Floor Landing**  
 Loft access, two storage cupboards, UPVC double glazed window to rear, electric storage heater.



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