



Footpath Cottage, Newton Road, Castle Acre, PE32 2AZ

welcome to

Footpath Cottage, Newton Road, Castle Acre

NO ONWARD CHAIN >> 2 Double bedroom semi-detached cottage, in an idyllic village location, complete with lounge, kitchen, dining room, conservatory, family bathroom, generous garden plot, off road parking & much more!!



Agents Note

Permission has been granted for a proposed two storey side extension and new detached garage and carport, with the removal of the existing conservatory and ground floor bathroom.

Plans, notice of decision and written details/supporting documents can be viewed on the King's Lynn and West Norfolk planning portal using reference no: 25/00465/F.

Accommodation:

UPVC Part glazed entrance door opening to:

Entrance Porch

UPVC double glazed window to the side aspect, wooden flooring, internal door opening to:

Lounge

17' 11" x 11' 10" (5.46m x 3.61m)

Carpet flooring, inset wood burning stove with a brick built surround and stone hearth, storage heater, built in storage cupboard, internal doors opening to the dining room, kitchen & conservatory, stairs rising to the first floor.

Dining Room

10' 2" x 9' 11" (3.10m x 3.02m)

Carpet flooring, storage heater, UPVC double glazed window to the front aspect.

Kitchen

9' 5" x 6' 11" (2.87m x 2.11m)

A range of floor and wall mounted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer taps over, space and plumbing for washing machine, space for under counter fridge, UPVC double glazed window overlooking the conservatory.

Conservatory

18' 7" x 14' 11" (5.66m x 4.55m)

Family Bathroom

Suite comprising low level w.c, pedestal hand wash basin, panelled bathtub with glass shower screen over, mixer taps with additional hand held shower

head, fully tiled walls, wall mounted heated towel rail.

First Floor Landing

Carpet flooring, UPVC double glazed window to the front aspect.

Bedroom 1

18' 2" x 10' 7" (5.54m x 3.23m)

Carpet flooring, storage heater, dual aspect UPVC double glazed windows to the front and rear aspect.

Bedroom 2

14' 3" x 11' 7" (4.34m x 3.53m)

Carpet flooring, storage heater, UPVC double glazed window to the rear aspect.

Outside

The property is approached over gated access that opens into a hard standing area used as parking. This is bordered by additional lawned areas interspersed with trees and shrubs.

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 B.

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

Agents Note

A well with brick surround is set to the edge of the hard standing/parking area.



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welcome to

Footpath Cottage, Newton Road, Castle Acre

- Semi detached 2 double bedroom cottage
- Opportunity to renovate, modernise & extend
- Approved planning permission
- Conservatory & lounge with wood burning stove
- Kitchen with separate dining room

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in excess of

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110794 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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