



Heron Cottage, Castle Acre
Guide Price £260,000

BELTON DUFFEY



HERON COTTAGE, 6 BAILEY GATE, CASTLE ACRE, KING'S LYNN, NORFOLK, PE32 2AF

A deceptively spacious, 2 double bedroom, cottage style residence with private parking, garage and courtyard garden, enjoying wonderful views of the Bailey Gate. NO ONWARD CHAIN.

DESCRIPTION

A deceptively spacious, 2 double bedroom cottage style residence enjoying views of the Bailey Gate in this sought after village with private parking, garage and courtyard garden. NO ONWARD CHAIN.

The property benefits from UPVC double glazing and oil central heating (A 'high specification' Grant oil fired boiler system has been installed within the past 5 years). The accommodation briefly comprises entrance hall, sitting room with recently installed wood burner, kitchen, pantry and dining room to the ground floor. On the first floor are 2 double bedrooms and shower room.

Outside, the property benefits from a courtyard garden, garage and its own parking which can be a real benefit during peak times.

The Agents recommend an early inspection of this delightful cottage.

SITUATION

Castle Acre offers a village Green, the Priory and Castle ruins, fine church, local shops, 2 cafes, a public house and a primary school. The famous River Nar, one of the finest chalk streams in Norfolk, flows through the valley, plus Water Meadows with many flowers in the early summer. The market town of Swaffham with its Butter Cross and its weekly market is five miles to the south. The North Norfolk coast, an area of outstanding natural beauty, the larger centre of King's Lynn with its Port and Medieval Centre are within commuting distance

ENTRANCE HALL

UPVC front entrance door, staircase to first floor landing, laminate flooring and radiator.

SITTING ROOM

4.14m x 4.80m max into bay (13' 7" x 15' 9") max into bay. Bay window to front, laminate flooring, 2 radiators and open fireplace with wood burner (Installed approximately 2 years ago) and slate hearth.

KITCHEN

5.13m x 2.31m (16' 10" x 7' 7") Polished granite effect worktop with stainless steel sink unit with chrome mixer tap, 4 ring ceramic hob with extractor over, cream coloured cupboards under and space and plumbing for automatic washing machine, further matching worktop with cupboards and drawers under, oven, matching wall cupboards, UPVC double glazed door to outside, window to rear, radiator, door into walk in pantry with understairs storage area.

WALK-IN PANTRY

1.38m x 0.91m (4' 6" x 3') Shelving and light, door into under stairs storage area.



DINING ROOM

3.72m x 2.15m (12' 2" x 7' 1") Laminate flooring, radiator, window to side and opening to kitchen.

FIRST FLOOR LANDING

3.95m x 1.70m (13' x 5' 7") Loft access, airing cupboard with shelving and window to rear.

BEDROOM 1

4.10m x 3.25m (13' 5" x 10' 8") Radiator and window to front providing wonderful views of the Bailey Gate.

BEDROOM 2

4.23m x 2.88m (13' 11" x 9' 5") Radiator and window to front providing wonderful views of the Bailey Gate.

SHOWER ROOM

2.10m x 2.10m (6' 11" x 6' 11") 1.5 size shower cubicle with mains shower, pedestal wash hand basin, radiator, frosted window to rear and laminate flooring.

OUTSIDE

The property has a gated access to the side which leads to the walled and fenced courtyard garden being paved with shrubs, a brick store, high specification Grant external oil fired central heating boiler and oil tank, gated access leading to the brick garage and parking which is invaluable during peak times.

BRICK GARAGE

Up and over door with parking space in front of the garage which is a real benefit during peak times.

DIRECTIONS

From King's Lynn proceed out of town on Gayton Road. Proceed over the hospital roundabout taking the exit for Gayton village some 7 miles distant. Proceed out of Gayton; continue for approximately 3 miles and on the left hand side you will see a sign post to Great Massingham. Turn right here, continuing for approximately 3 miles into Castle Acre. Continue past the village shop, bearing right into High Street, then turn left through the Bailey Gate into Bailey Street and the property will be seen on the left hand side.

OTHER INFORMATION

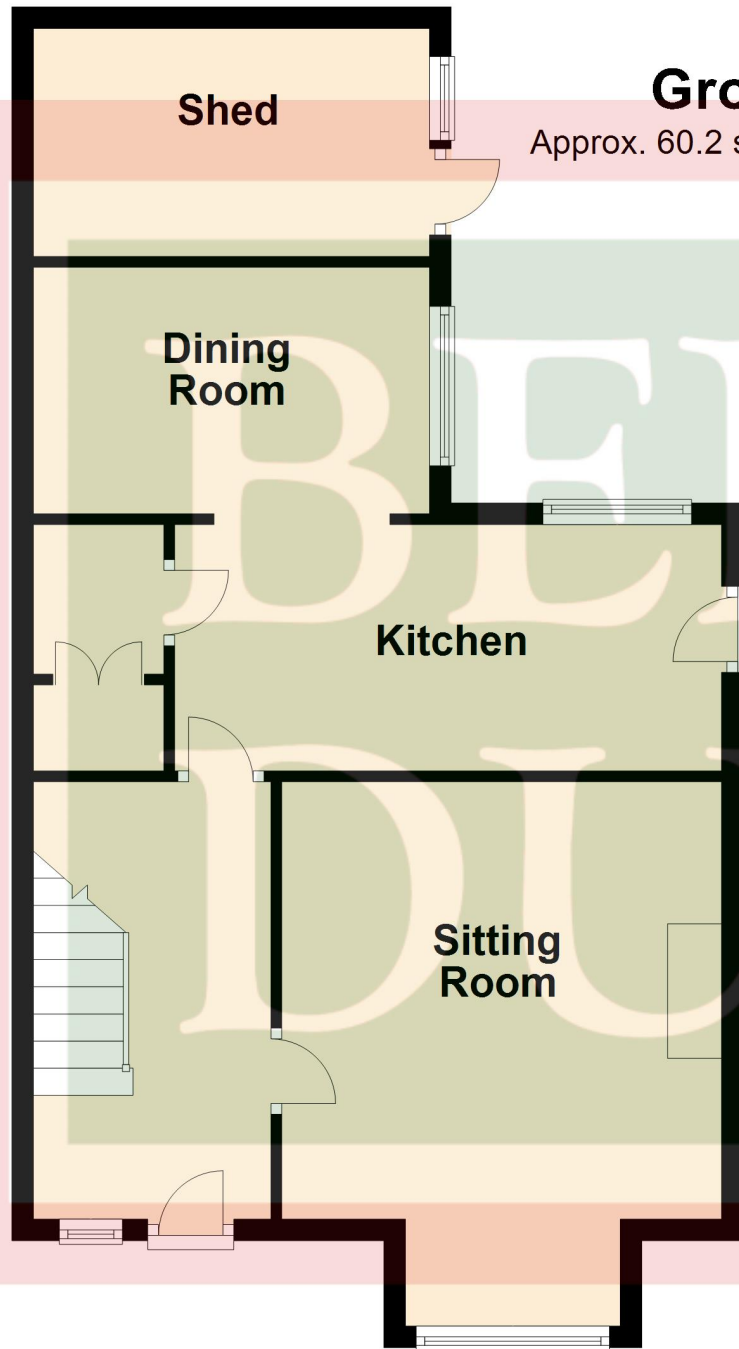
Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band TBC.

EPC - TBC.

Oil fired central heating (High specification Grant oil fired boiler installed approximately 5 years ago).

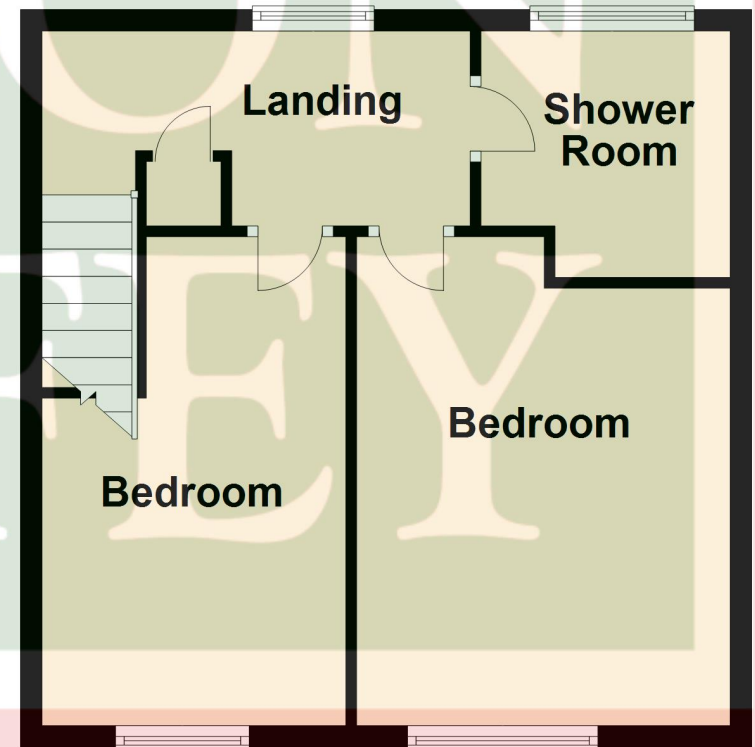
Ground Floor

Approx. 60.2 sq. metres (647.9 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.1 sq. feet)



Total area: approx. 101.4 sq. metres (1092.0 sq. feet)

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

