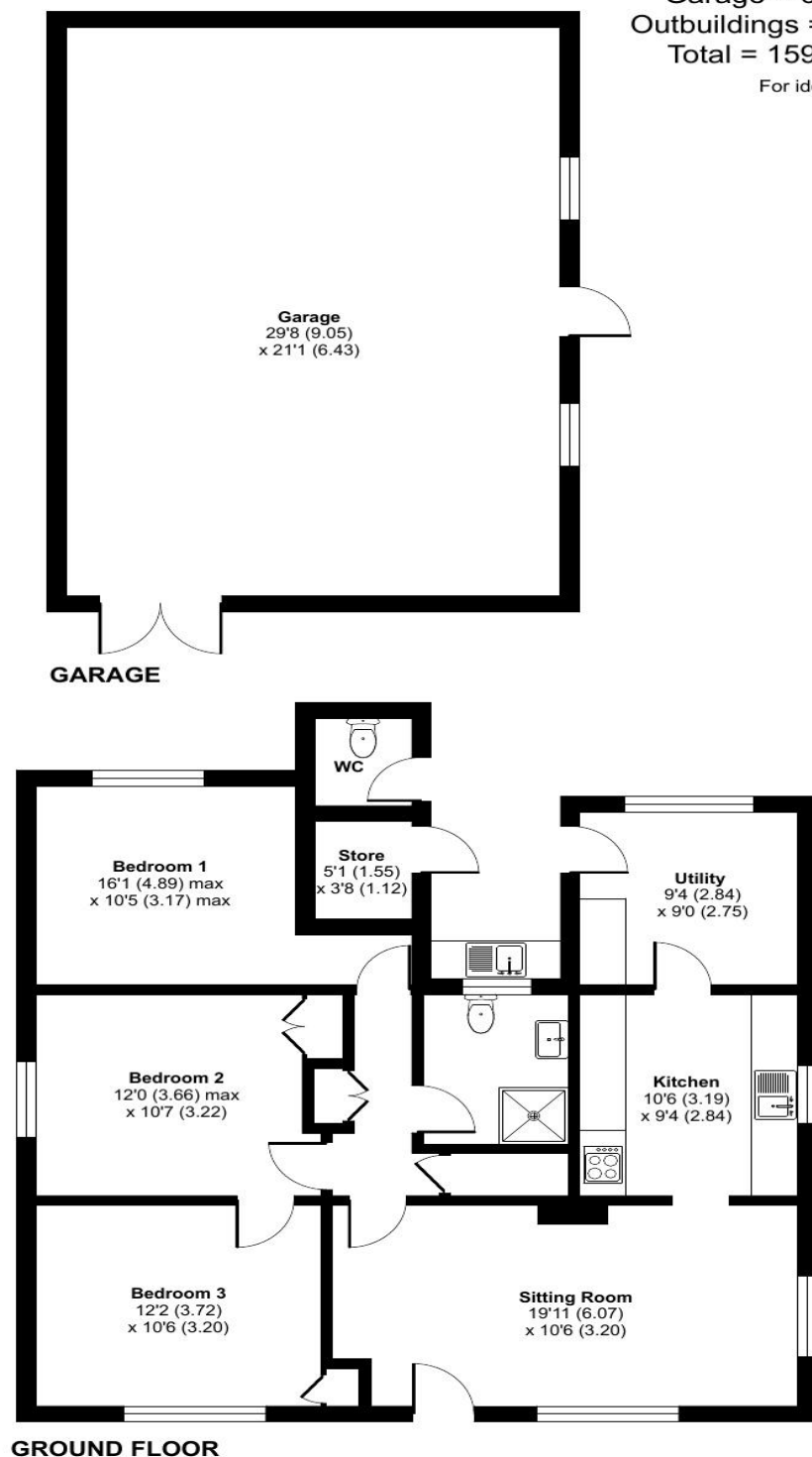


Rose Villa, Back Lane, Castle Acre, King's Lynn, PE32

Approximate Area = 927 sq ft / 86.1 sq m
 Garage = 626 sq ft / 58.1 sq m
 Outbuildings = 40 sq ft / 3.7 sq m
 Total = 1593 sq ft / 147.9 sq m
 For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Longsons. REF: 1347113



Back Lane, Castle Acre, Kings Lynn, PE32 2AR

CASH BUYERS ONLY Detached, three bedroom bungalow situated in the sought after, historic village of Castle Acre. The property is of non standard pre-fab construction and offers huge potential, currently with gardens, large garage/workshop and utility room.

Price £225,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
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Situated in the sought after historic village of Castle Acre, Longsons are delighted to bring to the market, this detached three bedroom bungalow. The property is of non standard construction and offers huge potential, currently with gardens, large garage/workshop, parking and utility room.

CASH BUYERS ONLY

Briefly, the property offers lounge/dining room, inner hall, kitchen, utility room, three bedrooms, shower room, large garage/workshop, gardens and parking.

CASTLE ACRE

Castle Acre is a picturesque village that is steeped with history. Located in the heart of Norfolk's rural countryside, it offers a fantastic quality of life for those who love the outdoors. The village benefits from a range of amenities, including a post office, village store, and two pubs, perfect for a relaxing drink after a long day. It is also home to the stunning castle ruins and priory, which is a must-visit for anyone interested in history.

The village is surrounded by miles of beautiful countryside, including wonderful walking and cycling routes, perfect for those looking to explore the great outdoors.

For those who love the coast, Castle Acre is just a short drive to the beautiful beaches of North Norfolk. Here you will find picturesque seaside towns, such as Wells-next-the-Sea and Hunstanton, offering a wide range of attractions and activities for all ages.

Lounge/ Dining Room **19'11" (6.07m) x 10'6" (3.2m)**

UPVC double glazed entrance door to front, windows to front and side, fireplace with inset LPG fire.

Kitchen **10'6" (3.2m) x 9'4" (2.84m)**

Fitted kitchen units to wall and floor, worksurface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, space for electric oven and hob, tiled splashback, window to side.

Utility Room **9'4" (2.84m) x 9'0" (2.74m)**

Space and plumbing for washing machine, space for tall upright fridge/freezer, wall mounted gas boiler for hot water, UPVC double glazed entrance door to rear garden, windows to rear and side.

Inner Hall Two storage cupboards.

Bedroom One **16'1" (4.9m) Max x 10'5" (3.18m) Max** Window to rear.

Bedroom Two **12'0" (3.66m) Max x 10'7" (3.23m)** Window to side, built in wardrobes, door to bedroom three.

Bedroom Three **12'2" (3.71m) x 10'6" (3.2m)** Window to front.

Shower Room

Large walk in double shower cubicle, wash basin, WC, obscure glass window to rear.

Outside Front

Well maintained front garden laid to lawn, selection of shrubs, fruit trees and plants to borders, garden pond with water feature, driveway providing parking and access to garage, hedge to perimeter.

Rear Garden

Well maintained rear garden laid to lawn, wooden garden shed, greenhouse, shrubs, plants and fruit trees to beds and borders, garden wall and wooden fence to perimeter, covered wash area to rear of property with fitted kitchen units and stainless steel sink, outside WC, brick built store.

Garage/ Workshop **29'8" (9.04m) x 21'1" (6.43m)**

Large garage/workshop of corrugated asbestos panel construction, wooden double doors to front, entrance door and window to side.

Agents Note

EPC rating F23 (Full copy available on request)

Council tax band C (Own enquiries should be made via Kings Lynn & West Norfolk Council)

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.

- Detached Bungalow
- Three Bedrooms
- Kitchen & Utility Area
- Energy Efficiency Rating F23
- Large Garage/ Workshop
- Off Road Parking
- CASH BUYERS ONLY
- Historic Village
- Plenty of Potential
- Non standard Construction

