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Ardenhurst  
Newton Road  
Castle Acre  
King's Lynn  
Norfolk  
PE32 2BT

£300,000

A very well proportioned three/four bedroom detached bungalow situated in the scenic village of Castle Acre. The accommodation comprises utility room, kitchen, breakfast room, lounge and three/four bedrooms which can be versatile. The property has oil fired central heating and septic tank. A full range of amenities can be found in the village, including local landmarks such as the Castle built in the 12th-century by the Normans, and the Castle Acre Priory. Further facilities can be found in Swaffham, which is located only 5 miles away.

- Detached Bungalow
- Four Bedrooms
- Desirable Village Location
- Kitchen & Breakfast Room
- Family Bathroom
- Lounge
- Versatile Accommodation
- EPC Rating: D



### **Entrance Porch**

10' 1" x 6' 1" (3.07m x 1.85m) Laminate flooring, UPVC double glazed full-height windows, part glazed door.

### **Lounge**

22' 3" x 11' 4" ( 6.78m x 3.45m )

Feature fireplace with brick surround, three radiators, fitted carpets, dual aspect UPVC double glazed windows to the front and side, door opening to bedroom 4/dining room.

### **Hallway**

Storage cupboard, radiator, carpet flooring, internal window to the rear aspect, arch opening to the study area

### **Kitchen**

11' x 8' 1" ( 3.35m x 2.46m )

Kitchen units with work surfaces over, inset stainless steel sink and drainer, tiled splash backs and surrounds, built-in electric oven and gas hob, floor mounted oil fired central heating boiler, built-in pantry cupboard, built-in storage cupboard, laminate flooring, UPVC double glazed internal windows to the rear and side aspects, door opening to the utility room

### **Breakfast Room**

9' 3" max x 7' 8" ( 2.82m max x 2.34m )

Radiator, laminate flooring, UPVC double glazed bay window to the side aspect.

### **Utility Room**

13' 11" x 8' 3" ( 4.24m x 2.51m )

Fitted units with work surfaces over, inset stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, radiator, tiled flooring, dual aspect UPVC double glazed windows to the rear and side, UPVC part glazed external entrance door opening to the side aspect.

### **W/C**

Suite comprising low level w.c and hand wash basin with tiled splash backs, radiator, vinyl flooring, UPVC double glazed window to the rear aspect.

### **Hallway / Study Area**

12' 3" max x 10' 5" + recess ( 3.73m max x 3.17m + recess )

Carpet flooring, ceiling fan light, UPVC double glazed window to the rear aspect, doors opening to bedrooms 1, 2 and 3 and the family bathroom.



### **Bedroom One**

13' 4" x 11' 2" max ( 4.06m x 3.40m max )

Fitted wardrobes, radiator, carpet flooring, UPVC double glazed window to the front aspect, door opening to

### **En Suite**

Suite comprising wash hand basin and shower cubicle.

### **Bedroom Two**

15' max x 12' 1" ( 4.57m max x 3.68m )

Radiator, carpet flooring, vanity hand wash basin with storage under, shower cubicle, UPVC double glazed window to the side aspect.

### **Bedroom Three**

9' 3" x 8' 3" ( 2.82m x 2.51m )

Radiator, carpet flooring, dual aspect UPVC double glazed windows to the rear and side, UPVC part glazed external entrance door opening to the rear aspect.

### **Bedroom Four / Dining Room**

11' 7" x 10' 5" ( 3.53m x 3.17m )

Radiator, carpet flooring, UPVC double glazed window to the front aspect.

### **Bathroom**

Suite comprising low level w.c, wash hand basin and panelled bath, partially tiled walls, radiator and internal window to the rear aspect.

### **Garden**

The property is approached via a shingle driveway, which provides off-road parking with plant and shrub borders and a brick wall and fence boundary. To the front of the property, there is a garden laid to lawn with flower and shrub borders and a paved area in front of the entrance porch/garden room. A further lawned area and decked area can be found to the side of the property. To the rear of the property is a further driveway, providing additional off-road parking and access to a double garage.

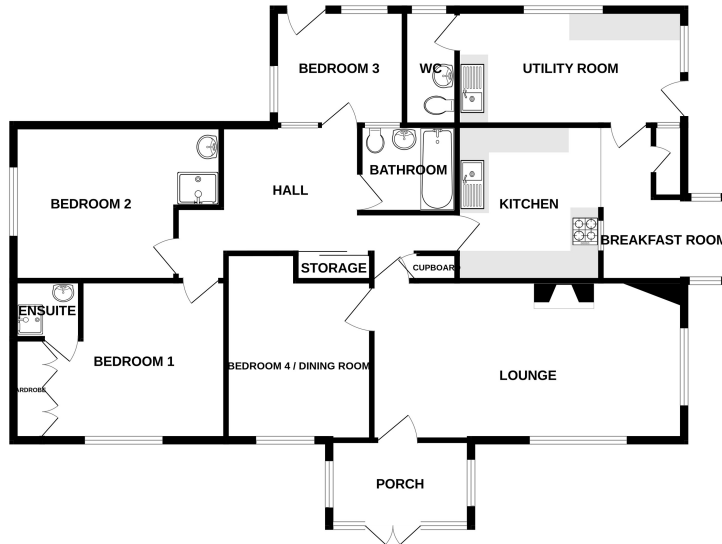
**EPC Rating - D**

**Council Tax - D**





## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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