

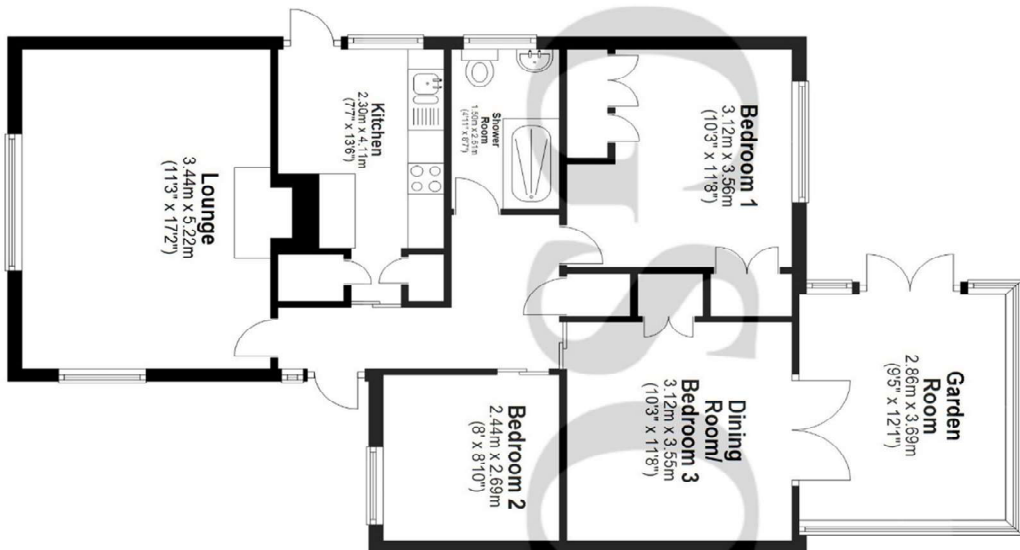
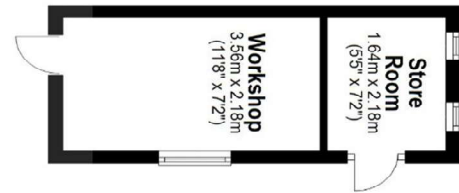


Old Vicarage Park, Narborough, Kings Lynn, PE32 1TF

Very well presented two/three bedroom detached bungalow situated in the popular village of Narborough. A gate give access to benefit the open countryside to the rear and other benefits include garden room, shower room, workshop, parking, oil central heating and UPVC double glazing.

Price £290,000 Freehold

Ground Floor
Approx. 93.1 sq. metres (1001.8 sq. feet)



Total area: approx. 93.1 sq. metres (1001.8 sq. feet)

Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan accuracy. Plan produced using PlanUp.





Situated in the popular village of Narborough with an access gate to take full advantage of the open countryside at the rear Longsons are delighted to bring to the market this two/three bedroom detached bungalow. This superb property offers dining room/bedroom three leading into garden room, all bedrooms are double, shower room, immaculate gardens, workshop, parking, oil central heating and UPVC double glazing.

Viewing is highly recommended.

Briefly the property offers entrance hall, kitchen, lounge, dining room/bedroom three, garden room, two further bedrooms, shower room, gardens, parking, workshop, store room, oil central heating and UPVC double glazing.

NARBOROUGH
Narborough is situated just off the A47 between King's Lynn & Swaffham. The Village has a primary school, Cantonese Restaurant, church, fishing lakes, community centre with playing field and separate sports & social Club. The River Nar passes through the

village offering renowned chalk stream trout fishing and beautiful river walking including the picturesque Nar Valley Way which continues through to Castle Acre and beyond. There are also bus services to Swaffham & King's Lynn.

Entrance Hall

UPVC double glazed entrance door to side aspect with UPVC double glazed full height window, loft access, airing cupboard, radiator.

Kitchen

Fitted kitchen units to wall and floor, work surface over, composite sink unit with mixer tap and drainer, integral electric oven with ceramic hob and extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for tall upright fridge/freezer, tiled splashback, cupboard housing oil central heating boiler, further storage cupboard, UPVC double glazed window to side aspect, UPVC double glazed entrance door giving access to carport.

Lounge

Feature fireplace with electric fire, stone hearth and surround with stone shelving, UPVC double glazed windows to front and side aspects, wood effect laminate floor, two radiators.

Dining Room/ Bedroom Three

Fitted wardrobe/cupboard, radiator, wall mounted electric heater, wood effect laminate floor, UPVC double glazing sliding patio doors leading into garden room.

Garden Room

UPVC double glazed conservatory, double doors to rear garden, wall mounted electric radiator, electric power and light.

Bedroom One

Fitted wardrobe, fitted bedroom furniture with bed surround and wardrobes, UPVC double glazed window to rear aspect, radiator, wood effect laminate floor.

Bedroom Two

UPVC double glazed window to front aspect, wood effect laminate floor, radiator.

Shower Room

Large shower cubicle, wash basin set within fitted cabinet, WC, towel radiator, fully tiled walls, tiles to floor, UPVC double glazed obscure glass window to side aspect.

Outside Front

The front of the property is approached over a concrete and slate chipping driveway providing off road parking. The front garden is laid to low maintenance shingle with shrubs and plants to beds and borders with ornamental tree, a pathway leads around to the side to the entrance door. There is gated access to the rear and fencing to perimeter.

Rear Garden

Extremely well maintained, fully enclosed rear garden, backing onto fields, laid to lawn, paved patio seating area, access to workshop, access to store room, shrubs and plants and

trees to borders, gate giving access to field at rear, metal shed, wooden shed, gated access to front.

Workshop

Entrance door to front, UPVC double glazed window to side, electric power and light.

Store Room

Entrance door to side give access from garden, two UPVC double glazed windows to rear aspect, power and light.

Agents Note

EPC rating E51 (Full copy available on request)
Council tax band B (Own enquiries should be made via Breckland District 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.

- Superb Detached Bungalow
- Two/ Three Double Bedrooms
- Garden Room
- Shower Room
- Workshop & Store Room
- Immaculate Gardens
- Parking
- Backs Onto Open Countryside
- Oil Central Heating
- UPVC Double Glazing

