



## Swaffham Road, Narborough, Kings Lynn, PE32 1TB

Five residential properties offered for sale. A rare and unique opportunity offering a variety of potential use from long term lets, short term holiday lets (change of usage required) or flexible accommodation for an extended family. Viewing highly recommended to fully appreciate all on offer.

**Guide Price £795,000 Freehold**

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#### Stairs & Landing

Window to front with views of open countryside.

#### Master Bedroom

**16'8" (5.08m) Max x 11'5" (3.48m)**

Walk-in bay window to front with views of open countryside.

#### Bedroom Two

**16'10" (5.13m) x 11'2" (3.4m)**

Walk-in bay window to front with views of open countryside.

#### Bedroom Three

**12'11" (3.94m) x 9'10" (3m)**

Window to side.

#### Bedroom Four

**10'11" (3.33m) x 6'6" (1.98m)**

Window to rear.

#### Bathroom

**10'4" (3.15m) Into Wardrobe**

**Recess x 9'11" (3.02m)**

White suite comprising - double ended bath, wash basin and WC, fully tiled walls, tiled floor, large airing cupboard.

#### Squirrel Cottage

Very well presented three bedroom end terrace house with modern fitted kitchen, bathroom and en-suite to master bedroom. Gardens front and rear.

#### Nicole Cottage

Very well presented two bedroom mid terrace house with modern fitted kitchen, bathroom and en-suite to master bedroom. Gardens front and rear.

#### Peacock Cottage

Very well presented three bedroom end terrace house with modern fitted kitchen, bathroom and additional WC. Gardens front and rear.

#### Sky Cottage

Self contained one bedroom flat situated on the second floor above Peacock cottage. Modern fitted kitchen, living area with balcony to the rear and en-suite shower room.

- Five Residential Properties
- Numerous Opportunities
- Investment Potential
- Ideal for Extended Family
- Five Bedroom House
- Three Cottages
- One Bed Flat
- Two Large Workshops

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.

Five residential properties offered for sale. A rare and unique opportunity to purchase a superb very well presented five bedroom detached house, two three bedroom cottages, a two bedroom cottage and a one bedroom second floor flat. All the properties are well presented and situated in generous established grounds with delightful woodlands to the side and rear with two large workshops and parking for numerous vehicles.

Very well presented and full of character the detached period five bedroom house makes an ideal family home with three reception rooms, cellar/study, kitchen, breakfast room and a private walled garden.

Within the grounds and included in the sale is a building plot with detailed planning permission (which has now lapsed) for a four bedroom holiday chalet (Breckland Council Ref: 3TL/2012/0011/TL) two large timber workshops, a timber garage, BBQ lodge for year round BBQ's and a selection of mature trees.

#### POINT HOUSE Entrance Hall

Entrance door, stairs to first floor.

#### Lounge

**20'7" (6.27m) x 9'10" (3m)**

Feature fireplace with wood burner, brick surround sitting on raised hearth, walk-in bay window to front, archway through to study area.

#### Study Area

**19'0" (5.79m) x 10'2" (3.1m)**

French doors opening onto private walled garden.

#### Sitting Room

**16'3" (4.95m) x 10'10" (3.3m)**

Feature cast iron fireplace with slate hearth, walk-in bay window to front.

#### Kitchen & Breakfast Room 23'9" (7.24m) x 13'7" (4.14m)

Fitted kitchen with matching cream units to floor and wall, island unit, wood work surfaces, large cast iron wood burner to breakfast room, enamel butler style sink, integrated NEFF electric oven, Zanussi electric hob with glass extractor hood over,

space & plumbing for washing machine, tiled floor, windows to rear and side.

#### Utility Room

Oil fired central heating boiler, entrance door opening onto courtyard, tiled floor, window to courtyard.

#### Shower Room (Ground Floor)

**11'1" (3.38m) x 6'11" (2.11m)**

White suite comprising - shower cubicle, washbasin and WC, heated towel rail, tiling to walls and floor, recessed spotlights to ceiling, window to side.

#### Bedroom Five (Ground Floor)

**21'1" (6.43m) x 11'3" (3.43m) Max**

Part glazed door opening onto walled garden, two windows to rear.

#### Cellar/Office

**10'6" (3.2m) x 9'5" (2.87m)**

Stairs from study area, wood effect laminate flooring, window to side providing natural daylight, recessed spotlights to ceiling.

