



Spelman Way, Narborough, King's Lynn, PE32 1WH

welcome to

Spelman Way, Narborough, King's Lynn

A well presented, modern 3 bedroom semi-detached home, located within this popular edge of village development. This lovely home offers a contemporary open-plan kitchen/dining room, ground floor w.c, en suite shower room, front and rear gardens, off-road parking for two vehicles and must be viewed!



We are extremely pleased to present to the market an energy efficient 3 bedroom semi-detached family home, situated within easy reach of village amenities including the social club, playing field, bus stop and village shop, to name a few. Narborough is a popular village, well-positioned for access onto the A47 and A1122 for routes to Norwich, King's Lynn, Downham Market and beyond.

Briefly, the ground floor accommodation comprises; entrance hall with stairs rising to the first floor landing, cloakroom w.c, front-facing lounge and an open-plan kitchen/dining room with French doors to the rear garden. This is complemented on the first floor by the master bedroom with built-in storage space and en suite shower room, two further bedrooms and a contemporary family bathroom.

Coupled with this, the property is heated via an LP gas fired radiator system with solar PV for hot water and UPVC double glazed windows and external entrance doors throughout. Outside, there is a low maintenance front garden, large lawned rear garden and a driveway provides off-road parking.

This well presented property was built in just 2017 and comes with the remainder of its NHBC guarantee, making internal viewing essential to fully appreciate the accommodation offered for sale!

Accommodation:

Composite part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, doors opening to the lounge and cloakroom w.c.

Ground Floor W.C

Suite comprising low level w.c and hand wash basin, radiator, UPVC double glazed window to the front aspect.

Lounge

14' 4" x 12' 7" max (4.37m x 3.84m max)

Under-stairs storage cupboard, radiator, television point, carpet flooring, UPVC double glazed window to the front aspect, door opening to the open-plan kitchen/dining room.

Open-Plan Kitchen/ Dining Room

15' 1" x 8' 10" (4.60m x 2.69m)

Kitchen Area

A comprehensive range of wall and floor mounted fitted kitchen units with quartz work surfaces and upstands over, inset stainless steel sink unit with mixer tap, built-in oven and hob with concealed extractor hood over and glass splash back, plumbing for washing machine, plumbing for slimline dishwasher, concealed gas fired central heating boiler, space for fridge-freezer, LVT flooring, inset ceiling spotlights, UPVC double glazed window to the rear aspect, open-plan to the dining area.

Dining Area

Radiator, tiled flooring, inset ceiling spotlights, UPVC double glazed French doors opening to the rear garden.

First Floor Landing

Carpet flooring, loft access, doors opening to all bedrooms and the family bathroom.

Bedroom 1

12' 2" max x 9' 5" (3.71m max x 2.87m)

Built-in storage wardrobe, radiator, television point, carpet flooring, UPVC double glazed window overlooking the front aspect, door opening to the en suite shower room.

En Suite Shower Room

Suite comprising low level w.c, hand wash basin and glazed shower cubicle, tiled splash backs and surrounds, radiator, UPVC double glazed window overlooking the front aspect.

Bedroom 2

9' 5" x 7' 8" (2.87m x 2.34m)

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 3

7' 8" x 6' (2.34m x 1.83m)

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin and panelled bath with shower screen and shower unit over, part tiled walls, radiator, vinyl flooring, UPVC double glazed window overlooking the side aspect.

Outside

To the front of the property, there is an attractive, low maintenance slate chip garden area with a pathway leading to the main entrance door. A side driveway provides off-road parking for two vehicles.

A side gate and pathway leads into the enclosed rear garden, which is a great size and laid mainly to lawn with a pathway, outside tap and timber garden storage shed.

Location

Narborough is a popular village located just 3 miles from the historic market town of Swaffham, with its own well-regarded primary school, shop, church, a variety of businesses including car repairs, upholstery shop and a car dealer, and is also on an excellent bus route. Narborough is situated on the River Nar and is renowned locally for its trout fisheries and picturesque Georgian water mill. There is also a Chinese restaurant, community centre and social club with a large playing field and children's play area. Swaffham itself has all the amenities one would expect from a thriving town with facilities including doctors and dental surgeries, public library, sports centre, supermarkets and small independent shops, the well renowned Saturday market and the imposing church of Saint Peter and St Paul at the heart of the town. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market, King's Lynn and Watlington.

Council Tax Band

This property is Council Tax band B.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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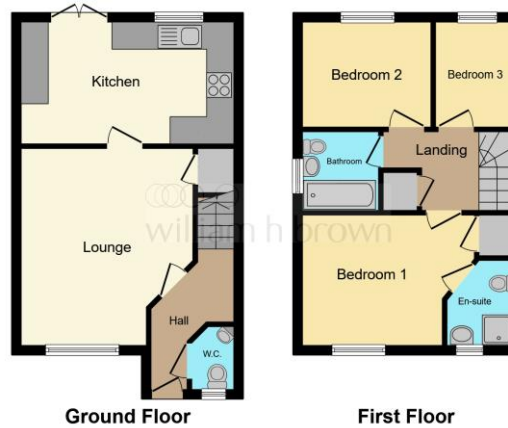
welcome to

Spelman Way, Narborough

- Contemporary 3 bedroom semi-detached house
- Front and rear gardens and off-road parking
- Open-plan kitchen/dining room with French doors to the rear garden
- En suite shower room, ground floor w.c and family bathroom
- UPVC double glazed windows
- LP gas central heating & solar PV for hot water
- Edge of village location

Tenure: Freehold EPC Rating: B

offers in excess of **£230,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



directions to this property:

Upon entering the village of Narborough from the Swaffham/A47 direction, proceed along Swaffham Road and take the left hand turn onto Chalk Lane. Pass Eastfields on the left hand side and Westfields on the right hand side, and just before leaving the village, turn right onto Sandy Road. Take the second left hand turn onto Spelman Way and the property will be found along on the right hand side, identified by our William H Brown "For Sale" board.

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Property Ref:
SFM109597 - 0006

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