



**Old Vicarage Park, Narborough, King's Lynn, PE32 1TF**

**welcome to**

## **Old Vicarage Park, Narborough, King's Lynn**

>> **NO ONWARD CHAIN!** A beautifully presented 3 double bedroom detached bungalow, which has undergone a recent extensive programme of modernisation and refurbishment. Set within established gardens, the property boasts a re-fitted kitchen, en suite shower room and family bathroom and much more!

We are extremely pleased to offer for sale this spacious 3 double bedroom detached bungalow, located on the edge of this peaceful development within the highly-regarded village of Narborough, which is perfectly positioned for easy access onto the A47 for routes to Norwich, King's Lynn and beyond.

Internally, the stunning accommodation briefly comprises; entrance porch, generous 27' lounge/dining room, which is open-plan to a newly installed contemporary fitted kitchen. This accommodation is complemented by a master bedroom with en suite shower room, two further double bedrooms and a modern family bathroom.

This beautifully presented home is heated via an oil fired radiator central heating system with UPVC double glazed windows throughout. Outside, there are front and rear gardens, a detached garage and driveway parking. The rear garden also offers complete privacy.

A full internal inspection is essential to appreciate the specification, presentation and size of accommodation offered for sale! **NO ONWARD CHAIN!**

### **Accommodation:**

Part glazed external entrance door opening to:

### **Entrance Porch**

Oak effect vinyl flooring, door opening to:

### **Lounge / Dining Room**

27' 5" x 16' 4" max ( 8.36m x 4.98m max )

Radiator, tile effect vinyl flooring, television point, three UPVC double glazed windows to the front aspect, open-plan to the kitchen and doors opening to the inner hallways.

### **Kitchen**

11' 5" x 10' 5" ( 3.48m x 3.17m )

A range of newly installed wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with swan neck mixer tap, built-in oven and hob with cooker hood over, space for free-standing fridge-freezer, space and plumbing for washing machine, wall mounted radiator, UPVC double glazed window to the rear aspect, external entrance door opening to the rear garden.

### **Inner Hall**

Doors opening to bedrooms 1 and 2.

### **Bedroom 1**

12' 10" x 8' 7" ( 3.91m x 2.62m )

Wall mounted radiator, carpet flooring, UPVC double glazed window to the rear aspect, door opening to:

### **En Suite Shower Room**

Suite comprising low level w.c, vanity hand wash basin and fully tiled thermostatic shower with hand held shower attachment and additional rainfall style shower head, heated towel rail, tile effect vinyl flooring, UPVC double glazed window to the rear aspect.





### **Bedroom 2**

12' 7" x 7' 2" ( 3.84m x 2.18m )

Wall mounted radiator, carpet flooring, UPVC double glazed window to the front aspect.

### **Inner Hall**

Doors opening to bedroom 3 and the family bathroom.

### **Bedroom 3**

10' 10" x 9' 4" ( 3.30m x 2.84m )

Wall mounted radiator, carpet flooring, UPVC double glazed window to the rear aspect.

### **Family Bathroom**

Suite comprising low level w.c, vanity hand wash basin and panelled bath with mixer tap and hand held shower attachment, heated towel rail, UPVC double glazed window to the rear aspect.

### **Outside**

To the front of the property, there is a well-maintained lawned garden area with a side driveway providing off-road parking and access to the detached garage.

The rear gardens are also laid mainly to lawn with retaining fencing, paved patio seating area and oil tank.

### **Detached Garage**

Electric roller door, power and lighting.

### **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 a regular 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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## Old Vicarage Park, Narborough

- **NO ONWARD CHAIN!**
- Fully refurbished 3 bedroom detached bungalow
- Gardens, ample off-road parking and detached garage
- Contemporary fitted shaker style kitchen, en suite shower room and family bathroom
- Large 27' lounge/dining room
- Oil fired central heating system
- UPVC double glazed windows
- Sought-after village location

Tenure: Freehold EPC Rating: D

offers in excess of **£290,000**

### directions to this property:

Upon entering Narborough from the Swaffham/A47 direction, proceed along Swaffham Road and continue into the village, taking the second left hand turn onto Chalk Lane. Take the first right hand turn onto Dennys Walk and proceed to the bottom of the road. Bear around to the right onto Old Vicarage Park and the property will be found on the left hand side, identified by our William H Brown "For Sale" board.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
SFM109534 - 0005

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