



Old Vicarage Park, Narborough, King's Lynn, PE32 1TG

welcome to

Old Vicarage Park, Narborough, King's Lynn

Move right into this stunning 3 double bedroom detached family home. Nestled in a charming village, this home boasts complete refurbishment and modernisation including a Howdens kitchen with integrated appliances, a beautiful 4-piece bathroom, under-floor heating and luxury Karndean flooring.

We are delighted to bring to the market this beautifully presented & well-proportioned detached family home, located amongst a quiet development within the ever-popular village of Narborough. This 3-double bedroom detached home is ready to welcome your family; completely modernised with upgraded electrical, insulation, kitchen, flooring, bathrooms & more.

Spacious and bright: The ground floor accommodation comprises a spacious entrance hall, a contemporary W.C. and a large open-plan lounge/dining room that flows into a beautiful conservatory overlooking the landscaped garden.

Modern conveniences: Relax in comfort with under-floor heating and a fully-equipped Howdens kitchen with integrated appliances.

Family-friendly: Three double bedrooms, one with built-in wardrobes, and a modern 4-piece bathroom provide space for everyone.

Warm & Homely: This stunning home features under-floor heating on the ground floor with Karndean luxury flooring, radiators on the first floor and UPVC double glazed windows throughout.

Step outside: To find an established landscaped, south facing rear garden offering a perfect space for relaxation or family gatherings. The driveway provides off-road parking, leading to a spacious garage for storage, hobbies or parking.

Don't miss out on this move-in ready home. Schedule your viewing to appreciate all this property has to offer!

Love the look? Ask about buying some of the furniture, including the sofa & conservatory dining table etc.

Accommodation:

UPVC part glazed obscure glass external entrance door with UPVC obscure glass side panel opening to:

Entrance Hall

Featuring under-floor heating with stylish Karndean herringbone luxury flooring. A stunning solid oak and glass staircase leads to the first floor landing with sleek balustrade. Solid oak and glass doors open to the impressive open-plan lounge/dining room and kitchen, with a further door opening to:

Ground Floor W.C

This sleek W.C. boasts under-floor heating for ultimate comfort with stylish Karndean herringbone flooring. A modern vanity unit with storage keeps things organised, and the light, bright decor creates a refreshing ambiance. Solid oak shelving adds a touch of warmth, while the obscured glass window provides privacy.

Kitchen

11' 9" x 9' 6" (3.58m x 2.90m)

A stunning, Howdens designer fitted kitchen featuring wall and floor mounted units with solid oak worktops and upstands including a built-in pantry. Enjoy the convenience of an inset ceramic Butler sink with mixer tap, a built-in eye-level double oven, and a fitted 5-ring induction hob with concealed extractor hood with decorative tiled splash back. Integrated appliances including a dishwasher, washing machine, fridge-freezer, free-standing wine cooler, provide ultimate convenience. The energy-efficient UPVC double glazed window to the front aspect, along with stylish Karndean herringbone flooring and under-floor heating, creates a warm, inviting atmosphere with a touch of luxury.





Open-Plan Lounge/ Dining Room

22' 1" x 12' (6.73m x 3.66m)

This beautiful south facing room features a future-proofed setup with broadband connection, Sky cabling, television point and USB plug sockets for ultimate convenience. Stylish Karndean herringbone flooring with under-floor heating create a warm and inviting atmosphere, perfect for relaxing or entertaining. Step through the UPVC double glazed sliding patio doors into:

Conservatory

11' 5" x 7' 8" (3.48m x 2.34m)

Featuring mainly of UPVC double glazed construction on a sturdy brick base, this space boasts a vaulted roof with charming Norfolk Pamment tiled flooring. The UPVC double glazed sliding patio door opens to a south facing secluded rear garden, creating a seamless blend of indoor and outdoor living.

First Floor Landing

A beautifully lit staircase with a solid oak and sleek glass balustrade with stylish wood flooring leads to the landing. A well-placed UPVC double glazed window on the side captures the warm glow of the setting sun, filling the space with natural light and creating a cosy ambiance. For those who love extra storage space, a loft hatch with extending ladder leads to a partially boarded attic, perfect for keeping seasonal items or decorations. The attic also conveniently houses the 300L Kingspan hot water cylinder. Doors open to all bedrooms and the family bathroom, creating a seamless flow throughout the home.

Bedroom 1

12' 1" x 12' (3.68m x 3.66m)

This generously sized bedroom boasts two built-in wardrobes with shaker style doors for effortless organisation. Enjoy the warmth of wood flooring, radiator and natural light from the UPVC double glazed window overlooking the secluded garden.

Bedroom 2

12' 1" x 9' 5" (3.68m x 2.87m)

Bright and inviting, this bedroom includes a radiator, wood flooring, and a UPVC double glazed window that overlooks the front aspect.

Bedroom 3

9' 7" x 8' 9" (2.92m x 2.67m)

Cosy and comfortable, this well-proportioned bedroom has a radiator, wood flooring adding a touch of warmth, and a UPVC double glazed window with a view of the rear aspect, fills the room with natural light.

Family Bathroom

The suite features a Roca Colina Comfort Height Back to Wall W.C., a Tubby Tub style roll-top bath, and a vanity hand wash basin with storage. Enjoy a separate walk-in shower enclosure with a Mira Beacon thermostatic shower, complete with a four-spray head plus an invigorating waterfall head. The bathroom also boasts a dual fuel heated towel rail for comfort with stylish Karndean herringbone flooring for added warmth. Inset ceiling spotlights above the shower provide ample lighting. A UPVC double glazed obscure glass window overlooks the side aspect, adding both privacy and natural light.

Outside

The property is accessed via a long driveway, offering ample off-road parking with access to the garage. The low-maintenance, hard-landscaped front garden provides an additional parking area. A pathway leads to the main entrance and an outside tap. A wrought-iron side gate opens to a beautifully manicured, landscaped south-facing rear garden. This secluded space is mainly lawn with paved patio seating areas, mature plant and shrub borders, and a dedicated vegetable patch, incorporating stepping stones and retaining fencing.

Garage

Up-and-over door to the front. New RCD board installed, ready for an EV charging point.

Location

This well-served village boasts a vibrant community spirit in a peaceful riverside location just 5 miles from the historic market town of Swaffham and 10 miles from King's Lynn. Families will appreciate the well-regarded primary school, community centre with a large playing field, and children's play area. Narborough is renowned for its picturesque Georgian water mill and superb trout fisheries, offering a touch of history and a haven for nature lovers.



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Old Vicarage Park, Narborough

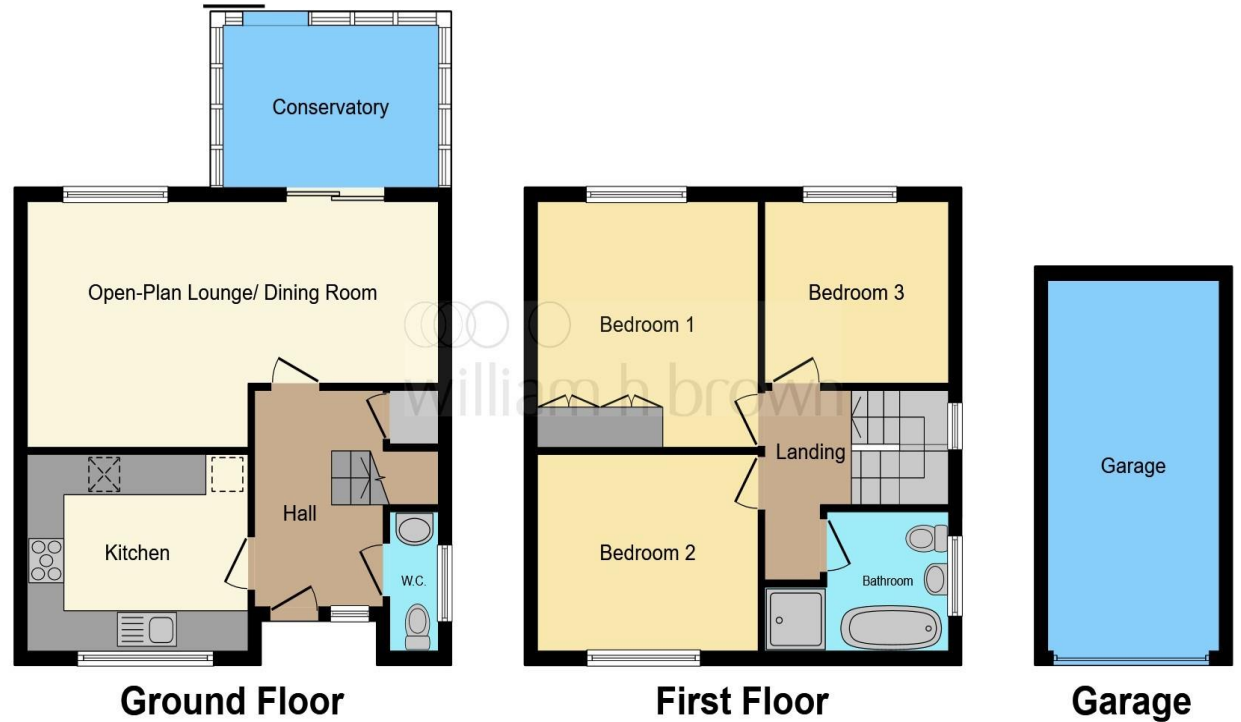
- 3 double bedroom detached house in popular village location
- South-facing rear garden
- Driveway and garage (off-road parking for up to 4 vehicles)
- Open-plan lounge/dining room and conservatory
- Re-modelled to include Howdens Designer Kitchen, ground floor w.c and 4-piece family bathroom
- Oil fired under-floor and radiator central heating
- Dual fuel 300L Kingspan hot water cylinder
- UPVC double glazed windows with new energy efficient glass

Tenure: Freehold EPC Rating: D

offers in excess of **£300,000**

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 take the next right hand turn. Take the next left hand turn and continue, where the property will be found on the left hand side.



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

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