



Sandy Road, Narborough, King's Lynn, PE32 1WF

welcome to

Sandy Road, Narborough, King's Lynn

A beautifully presented, modern 2 double bedroom detached bungalow, occupying a wonderful position within this popular, edge of village development. Boasting a contemporary kitchen/breakfast room, modern fitted bathroom, triple aspect lounge, generous rear garden, off-road parking and much more!

We are extremely pleased to welcome to the market this modern 2 bedroom detached bungalow, occupying a pleasant location, overlooking delightful green space to the front elevation, within this edge of village development. Narborough is a sought-after and well-serviced village, located just 5 miles from the market town of Swaffham and only 10 miles from King's Lynn.

In brief, the single-storey accommodation comprises; spacious entrance hall with built-in storage space, triple aspect lounge with French doors to the rear garden, contemporary fitted kitchen/breakfast room, two double bedrooms and the modern family bathroom. Coupled with this accommodation, the bungalow offers LP gas fired radiator central heating, with solar PV for hot water and UPVC double glazed windows throughout. Outside, there are front and rear gardens and a driveway provides off-road parking for up to two vehicles.

This well presented property boasts the remainder of the NHBC guarantee (approx 3 years) and offers a 'move straight in' feel, making internal viewings highly advised to fully appreciate this property and all it has to offer!

Accommodation:

Composite part glazed external entrance door opening to:

Entrance Hall

Two built-in storage cupboards, radiator, wood effect LVT flooring, loft access, doors opening to both bedrooms, kitchen, bathroom and the lounge.

Lounge

17' 8" x 14' 6" max narrowing to 10' 5" (5.38m x 4.42m max narrowing to 3.17m)

Two radiators, television point, carpet flooring, triple aspect UPVC double glazed windows to the front side and rear, UPVC double glazed French doors opening to the rear garden.

Kitchen / Breakfast Room

13' 2" x 9' 9" (4.01m x 2.97m)

A comprehensive range of wall and floor mounted fitted kitchen units with wood effect work surfaces and upstands over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, built-in oven and gas hob with extractor hood over, plumbing for washing machine, space for under-counter appliance wall mounted gas fired central heating boiler, space for fridge-freezer, radiator, wood effect LVT flooring, UPVC double glazed window to the rear aspect, part glazed composite external entrance door opening to the rear garden.

Bedroom 1

11' 3" x 9' 10" (3.43m x 3.00m)

Radiator, carpet flooring, UPVC double glazed window to the front aspect.

Bedroom 2

11' 4" x 8' 8" (3.45m x 2.64m)

Radiator, carpet flooring, dual aspect UPVC double glazed windows to the front and side.





Family Bathroom

7' 6" x 6' 3" (2.29m x 1.91m)

Suite comprising low level w.c, hand wash basin and panelled bath with shower screen and mains shower over, part tiled walls, radiator, wood effect LVT flooring, extractor fan, UPVC double glazed obscure glass window to the rear aspect.

Outside

The property is approached via a brick-weave driveway, which leads to this bungalow's own private driveway, providing off-road parking for two vehicles. To the front of the property, there is a lawned garden area with a pathway leading to the main entrance door. A side timber gate provides access into the rear garden.

The generously sized rear garden is laid mainly to lawn with a decorative paved patio seating area, ornamental trees, pathways, outside tap, exterior lighting, timber garden storage shed and retaining fencing.



Location

Narborough is a very popular village, located just 5 miles from the historic market town of Swaffham and only 10 miles from King's Lynn. The village offers its own convenience shop, a well-regarded primary school, All Saint's Church and a variety of businesses including car repairs, upholstery shop and a car dealer. 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. The village is also on an excellent bus route, operating up to every hour Monday to Saturday daytimes. Swaffham town itself has further amenities one would expect from a thriving town, 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

Sandy Road, Narborough, King's Lynn

- Contemporary 2 double bedroom detached bungalow
- Generous, enclosed rear garden
- Off-road parking for two vehicles
- Overlooking pleasant green space
- Modern kitchen/breakfast room and family bathroom
- UPVC double glazed windows
- LP gas central heating and solar PV for hot water
- Edge of village location

Tenure: Freehold EPC Rating: C

offers in excess of **£250,000**

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. Continue along and take the first right hand turn onto the brick-weave driveway. The property will be found at the end of this pleasant road on the right 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

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Property Ref:
SFM109593 - 0006

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