



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

welcome to

Sandy Road, Narborough, King's Lynn

A well presented 2 double bedroom end-terraced home, located within this popular development, in easy reach of village amenities. Boasting contemporary accommodation including an open-plan kitchen/dining room with French doors to the enclosed rear garden, ground floor w.c, off-road parking and more!

We are extremely pleased to offer for sale this 2 double bedroom end-terraced modern home, located within this maturing, edge of village residential development. Narborough is a sought-after and well-serviced village, conveniently situated for travel routes to the market towns of Swaffham, King's Lynn and Downham Market.

Briefly, the well presented ground floor accommodation comprises; entrance hall with stairs rising to the first floor, cloakroom w.c, spacious lounge and an open-plan kitchen/dining room with French doors to the garden. This is complemented on the first floor by two double bedrooms and the family bathroom.

Coupled with this accommodation, the property boasts LP gas fired radiator central heating, solar PV and UPVC double glazed windows throughout. Outside, there are front and rear gardens and a driveway provides off-road parking for two vehicles.

A full internal inspection is highly recommended 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, radiator, wood effect flooring, door opening to the lounge, further door opening to:

Ground Floor W.C

Suite comprising low level w.c and hand wash basin with tiled splash backs, radiator, wood effect flooring, extractor fan, UPVC double glazed window to the front aspect.

Lounge

15' 2" x 9' 8" (4.62m x 2.95m)

Door to under-stairs storage cupboard, radiator, television point, wood effect flooring, UPVC double glazed window to the front aspect, door opening to:

Kitchen/Dining Room

12' 10" x 8' 4" (3.91m x 2.54m)

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 fridge-freezer, radiator, wood effect flooring, inset ceiling spotlights, UPVC double glazed window to the rear aspect, UPVC double glazed French doors opening to the rear garden.

First Floor Landing

Loft access, carpet flooring, doors opening to both bedrooms and the family bathroom.

Bedroom 1

12' 9" x 8' 1" (3.89m x 2.46m)

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

Bedroom 2

12' 9" max narrowing to 9' 3" x 8' 6" (3.89m max narrowing to 2.82m x 2.59m)

Airing cupboard, radiator, carpet flooring, two UPVC double glazed windows overlooking the front aspect.





Family Bathroom

Suite comprising low level w.c, hand wash basin and panelled bath with glazed shower screen and electric power shower over, tiled splash backs and surrounds, radiator, wood effect flooring, extractor fan, UPVC double glazed obscure glass window overlooking the side aspect.

Outside

To the front of the property, there is a lawned garden area with shrub bed borders and a pathway leads to the main entrance door. A driveway to the side of this provides off-road parking for two vehicles.

A timber gate gives access into the enclosed rear garden, which is laid mainly to lawn with a sunken paved patio seating area, some shrub bed borders and a timber garden storage shed.



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 end-terraced house
- Enclosed rear garden and parking for two vehicles
- Modern open-plan kitchen/dining room with French doors to the garden
- Ground floor w.c and first floor bathroom
- LP gas central heating and solar PV
- UPVC double glazed windows
- Popular village location, within close proximity to village amenities
- Remainder of NHBC guarantee

Tenure: Freehold EPC Rating: C

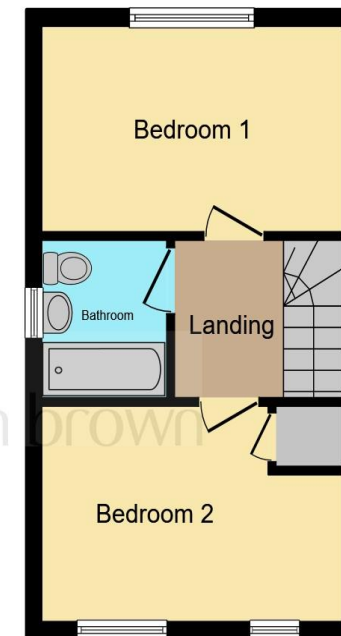
offers in excess of **£200,000**

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 the property will be found on the left hand side, identified by our William H Brown "For Sale" board.



Ground Floor



First Floor

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:
SFM109869 - 0004

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