



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

welcome to

Sandy Road, Narborough, King's Lynn

>> **50% SHARED OWNERSHIP!** A beautifully presented 3 bedroom semi-detached house, located within a maturing development in ever-popular village of Narborough. Offering contemporary accommodation with an open-plan kitchen/dining room, ground floor w.c, cosy lounge, off-road parking and more!

We are delighted to welcome to the market a very well presented 50% shared ownership home, built by Persimmon Homes in just 2018 and shared with Victory Housing Association. This popular development is located within easy walking distance of village amenities including the social club, playing field, convenience store and bus stop, to name a few.

This 3 bedroom semi-detached family home comes with a driveway, providing tandem off-road parking for two vehicles, together with an enclosed, mainly lawned rear garden. Coupled with this, the property boasts LP gas central heating and UPVC double glazed windows throughout.

Briefly, the ground floor accommodation comprises of an entrance hall with stairs rising to the first floor landing and doors leading to a ground floor cloakroom w.c and cosy lounge. There is also an open-plan kitchen/dining room with under-stairs storage and access to the rear garden. This is complemented on the first floor by three good sized bedrooms and the family bathroom.

Demand is expected to be high for this lovely home, offered for sale on a 50% shared ownership basis with the possibility to staircase to 75% share. An early internal inspection is essential - this property is the perfect home to get your foot on the ladder! Call us today and book your viewing!

Accommodation:

Composite part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, radiator, wood effect flooring, UPVC double glazed window to the side aspect, door opening to the lounge, further door opening to:

Ground Floor W.C

Suite comprising close coupled w.c and pedestal hand wash basin with tiled splash backs, radiator, vinyl flooring, extractor fan, UPVC double glazed window to the front aspect.

Lounge

17' 11" x 12' 8" max (5.46m x 3.86m max)

Two radiators, television point, wood effect flooring, UPVC double glazed window to the front aspect, door opening to:

Kitchen/Dining Room

16' x 9' 5" (4.88m x 2.87m)

A comprehensive range of wall and floor mounted fitted kitchen units with 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, plumbing for dishwasher, wall mounted LP gas fired central heating boiler, space for fridge-freezer, door to under-stairs storage cupboard, radiator, two UPVC double glazed windows to the rear aspect, part glazed external entrance door opening to the rear garden.

First Floor Landing

Airing cupboard, loft access, carpet flooring, doors opening to all bedrooms and the family bathroom.

Bedroom 1

16' 1" x 9' 1" (4.90m x 2.77m)

Radiator, carpet flooring, two UPVC double glazed windows overlooking the front aspect.

Bedroom 2

12' 10" x 8' 9" (3.91m x 2.67m)

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





Bedroom 3

9' 6" x 6' 10" (2.90m x 2.08m)

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

Family Bathroom

Suite comprising close coupled w.c, pedestal hand wash basin and panelled bath with shower screen and shower attachment over, tiled splash backs and surrounds, radiator, vinyl flooring, extractor fan.

Outside

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

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

Council Tax Band

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

Agents Note

Shared ownership is a scheme designed to help you get on the property ladder. It involves buying a share in a property and paying a subsidised rent on the remaining share.

This property is offered for sale on a 50% shared ownership basis.

£340.95 rent is paid monthly on the remaining 50% share to the housing association.

For further information please contact the branch.

Are You Eligible?

The criteria for shared ownership eligibility is based on the following points:

- Your gross household income must be less than £80,000 per year
- You must have funds available to cover legal/mortgage fees and a deposit, which is usually between 5% and 10% of the share value
- You do not own or have a mortgage on any other property
- You meet the income criteria for the development/property you are interested in
- Your income isn't sufficient to purchase a suitable property outright
- If self-employed, you will need two 'years' audited accounts
- Any County Court Judgment made against you has been satisfied
- You must hold a British or EU passport, or your passport should be stamped with either 'indefinite right to 'enter' or 'right to 'abode'
- The property you're looking for will be your main residence



view this property online williamhbrown.co.uk/Property/SFM109746



welcome to

Sandy Road, Narborough, King's Lynn

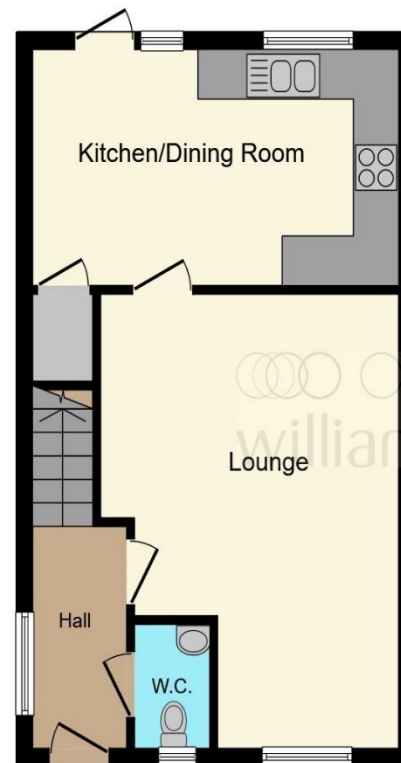
- 50% shared ownership home (100% share £230,000)
- Contemporary 3 bedroom semi-detached house, built in 2018
- Enclosed rear garden
- Off-road parking for two vehicles
- Modern open-plan kitchen/dining room
- Contemporary family bathroom and ground floor w.c
- UPVC double glazed windows & LP gas central heating
- Popular, edge of village development

Tenure: Leasehold EPC Rating: B

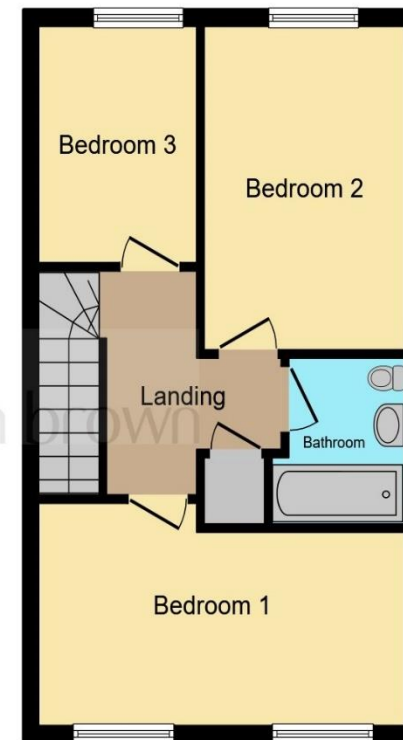
shared ownership **£115,000**

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. Follow the road and bear around to the left. The property will be found at the end of Sandy Road 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

view this property online williamhbrown.co.uk/Property/SFM109746



Property Ref:
SFM109746 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williamhbrown.co.uk