



Old Vicarage Park, Narborough Norfolk PE32 1TF

welcome to

Old Vicarage Park, Narborough Norfolk

>> CHAIN FREE! We are delighted to offer for sale this well presented 2 double bedroom semi-detached bungalow, occupying a delightful setting within this established village development. Benefitting from a spacious lounge/dining room, front and rear gardens, off-road parking and more!



Accommodation:

UPVC part glazed obscure glass external entrance door opening to:

Entrance Hall

Built-in storage cupboard, tiled flooring, doors opening to both bedrooms, the shower room and kitchen, further door opening to:

Lounge/Dining Room

16' x 12' 8" max narrowing to 9' 5" (4.88m x 3.86m max narrowing to 2.87m)

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

Kitchen

9' 10" x 9' 5" max narrowing to 6' 3" (3.00m x 2.87m max narrowing to 1.91m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, tiled splash backs and surrounds, space for oven, space for under-counter appliance, built-in storage cupboard, tiled flooring, UPVC double glazed window to the front aspect.

Bedroom 1

12' 1" max narrowing to 9' 2" x 11' 8" (3.68m max narrowing to 2.79m x 3.56m)

Built-in storage wardrobes, wall mounted storage heater, television point, carpet flooring, UPVC double glazed window to the rear aspect.

Bedroom 2

10' 6" x 8' 10" (3.20m x 2.69m)

Built-in storage wardrobes, wall mounted storage heater, television point, carpet flooring, UPVC double glazed window to the rear aspect.

Shower Room

Suite comprising close coupled w.c, vanity hand wash basin with storage under and quadrant shower cubicle with inset tiling and shower unit, heated towel rail, fully tiled walls, tiled flooring, UPVC double glazed obscure glass window to the side aspect.

Outside

To the front of the property, there is an established lawned garden area. A side driveway provides off-road parking and access to a covered car port area, together with the main entrance door.

From here, a timber gate leads into the enclosed rear garden, which is laid mainly to lawn with shingle edging, timber garden storage shed and retaining fencing. This lovely bungalow backs onto the village allotments, which also backs onto open countryside.

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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Old Vicarage Park, Narborough Norfolk

- NO ONWARD CHAIN!
- 2 double bedroom semi-detached bungalow
- Front and rear gardens, car port and off-road parking
- Spacious lounge/dining room
- Fitted kitchen and shower room

Tenure: Freehold EPC Rating: D

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110101 - 0005

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.

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