



Old Vicarage Park, Narborough, PE32 1TH

welcome to

Old Vicarage Park, Narborough

NO ONWARD CHAIN - A versatile 2 bedroom detached bungalow, occupying a lovely position within the sought-after village of Narborough. Set within mature gardens the property boasts 2 double bedrooms, lounge, dining room, kitchen, conservatory, garage and much more.



Accommodation:

Part glazed external entrance door opening to:

Entrance Hall

Radiator, carpet flooring, loft access, internal door opening to the kitchen, both bedrooms, the shower room and a further door opening to:

Lounge

16' 10" max x 13' 4" (5.13m max x 4.06m)

Feature electric fireplace with brick surround, TV point, radiator, carpet flooring, UPVC double glazed windows to front aspect, archway to:

Dining Room

13' 6" x 11' 6" (4.11m x 3.51m)

Radiator, carpet flooring, UPVC double glazed window to front aspect, door to

Study

12' 4" x 6' 10" (3.76m x 2.08m)

Radiator, carpet flooring, window to rear aspect,

Kitchen

11' 5" x 9' 4" (3.48m x 2.84m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, built-in electric oven, ceramic hob with concealed cooker hood over, space and plumbing for washing machine, space for dishwasher, airing cupboard and a further storage pantry, wall mounted radiator, secondary glazed windows to the rear aspect, part glazed door opening to:

Conservatory

16' 7" x 7' 6" (5.05m x 2.29m)

Of UPVC construction on a brick base with tiled floor, radiator, power sockets, UPVC external entrance doors leading to the rear gardens.

Bedroom 1

11' 5" x 10' 7" (3.48m x 3.23m)

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

Bedroom 2

9' 5" x 11' 6" max into door recess narrowing to 9' 9" Min (2.87m x 3.51m max into door recess narrowing to 2.97m Min)

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

Shower Room

Suite comprising low level w.c, vanity sink unit with storage under, corner shower enclosure with wall mounted shower, radiator, UPVC double glazed window to rear aspect.

Outside

To the front of the property there is a lawned garden with pathway to the main entrance and driveway to the single garage.

A side pathway leads to the rear garden. The rear garden is fully enclosed and offers complete privacy. Mainly laid to lawn with a patio seating area, the garden is interspersed with a good variety of plants, flowers, shrubs and trees, a timber storage shed and greenhouse are housed in the rear garden.

Location

Narborough is a popular village located just 3 miles from the historic market town of Swaffham, with its own well-regarded primary school, shop, church, a variety of businesses including car repairs, upholstery shop and a car dealer, and is also on an excellent bus route. 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. Swaffham itself has all the amenities one would expect from a thriving town with facilities 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

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.

directions to this property:

Leave Swaffham via the A47 towards King's Lynn and at the round-a-bout, continue straight over. Proceed along, taking left hand turn sign posted 'Narborough' and continue on this road until reaching the village. Take the next turning left and continue straight over at the crossroads into Dennys Walk. Proceed, bearing right at the end, which leads into Old Vicar Park. Following the road bearing right at the end of the road turn right again and the property can be found at the bottom of the cul de sac on the left hand side, identified by our William H Brown "For Sale" board.



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welcome to

Old Vicarage Park, Narborough

- Spacious 2 bedroom detached bungalow.
- Lounge, dining room, study and conservatory
- Fitted kitchen and shower room
- Mature front and rear gardens
- Garage and driveway

Tenure: Freehold EPC Rating: D

£230,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110278 - 0007

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william h brown



01760 721655



Swaffham@williamhbrown.co.uk



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



williamhbrown.co.uk