



**Old Vicarage Park, Narborough, PE32 1TF**

**welcome to**

## **Old Vicarage Park, Narborough King's Lynn**

A stunning 2 bedroom detached bungalow, occupying a lovely position within the sought-after village of Narborough. Presented in excellent condition throughout, the property boasts 2 double bedrooms, lounge with woodburner, fitted kitchen, conservatory, garage, driveway and much more!





### **Accommodation:**

UPVC Part glazed entrance door opening to:

#### **Entrance Hall**

Wooden flooring, radiator, loft access, internal doors opening to all rooms.

#### **Lounge**

13' 3" x 11' 8" ( 4.04m x 3.56m )

Wooden flooring, radiator, wood burning stove on a stone hearth, television point, UPVC double glazed windows to the front aspect with bespoke blinds.

#### **Kitchen**

11' 8" x 9' 7" ( 3.56m x 2.92m )

A comprehensive range of shaker style wall and floor mounted kitchen units with work surfaces over, wooden flooring, integrated fridge/freezer, integrated oven with induction hob and cooker hood over. Inset ceramic sink and drainer with mixer tap over, space and plumbing for washing machine, breakfast bar with space for stools, UPVC double glazed windows to rear and part glazed UPVC door opening to:

#### **Conservatory**

10' 11" x 6' 11" ( 3.33m x 2.11m )

Of UPVC double glazed construction, wooden flooring, radiator and ceiling lighting. bespoke blinds, UPVC French doors opening to the rear aspect.

#### **Bedroom 1**

10' 10" x 10' 2" ( 3.30m x 3.10m )

Carpet flooring, radiator, television point and UPVC double glazed window with blinds to the front aspect.

#### **Bedroom2**

9' 7" x 9' 5" ( 2.92m x 2.87m )

Carpet flooring, radiator and UPVC double glazed window to the rear aspect.

#### **Family Bathroom**

Suite comprising low level w.c, vanity hand wash basin with storage under, panelled bath with shower

over. tiled walls and flooring, radiator and UPVC double glazed window to rear aspect.

#### **Outside**

The property is approached by a shingle driveway leading to the garage door, with a partial lawn to the side, the frontage is completed by external lighting a timber gate allows access to the rear of the property.

The rear garden is laid mainly to lawn with a sandstone patio seating area outside the conservatory doors, enclosed by timber fence panels providing complete privacy and a shingle boarder under the bedroom window with wooden sleeper boarders.

The oil tank sits on paving next to the external garage.

#### **Garage**

Brick built single garage with up and over door, providing ample space for storage

#### **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.

#### **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.

#### **directions to this property:**

Upon entering Narborough from the Swaffham/A47 direction proceed along Swaffham Road and continue into the village, taking the second left hand turn onto Chalk Lane. Take the first right hand turn onto Dennys Walk and proceed to the bottom of the road. Bear around to the right onto Old Vicarage Park and the property will be found on the right hand side.



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## Old Vicarage Park, Narborough King's Lynn

- Spacious 2 bedroom detached bungalow.
- Presented in excellent condition throughout
- Modern Fitted kitchen and shower room
- Front facing lounge with recently installed woodburner
- Attractive front and rear gardens

Tenure: Freehold EPC Rating: E

Council Tax Band: B



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

**£250 000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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