



Old Vicarage Park, Narborough, PE32 1TF

welcome to

Old Vicarage Park, Narborough

A 3 double bedroom detached bungalow, occupying a delightful position, backing onto open countryside. With stunning field views, this bungalow further offers front and rear conservatories overlooking the hard-landscaped gardens, off-road parking, garage & more!



Accommodation:

UPVC part glazed external entrance door opening to:

Front Conservatory

Of brick-built construction with UPVC double glazed windows to the front, carpet flooring, power sockets, door opening to:

Inner Hall

Built-in storage cupboard, radiator, loft access, carpet flooring, doors opening to the lounge, kitchen, all three bedrooms and the shower room.

Lounge

17' 8" x 11' 3" (5.38m x 3.43m)

Feature fireplace with inset wood burner stove and tiled hearth, radiator, television point, carpet flooring, dual aspect UPVC double glazed windows to the front and side.

Kitchen

13' 6" x 7' 4" (4.11m x 2.24m)

A range of floor mounted kitchen units with wooden work surfaces over, inset sink and drainer with mixer tap, tiled splash backs and surrounds, built-in electric oven and ceramic hob with cooker hood over, plumbing for washing machine, plumbing for dishwasher, space for fridge-freezer, built-in storage cupboard, UPVC double glazed window to the side aspect, UPVC part glazed external entrance door opening to the side aspect.

Bedroom 1

11' 7" x 10' 11" (3.53m x 3.33m)

Built-in wardrobe space, radiator, carpet flooring, UPVC double glazed window to the rear aspect, part glazed door opening to the conservatory.

Conservatory

8' 10" x 7' 2" (2.69m x 2.18m)

Of brick-built construction with UPVC double glazed windows to the rear, carpet flooring, power sockets, UPVC double glazed French doors opening to the garden.

Bedroom 2

11' 8" x 10' 11" (3.56m x 3.33m)

Built-in wardrobe, radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Bedroom 3

8' 6" x 8' 6" (2.59m x 2.59m)

Radiator, carpet flooring, UPVC double glazed window to the side aspect.

Shower Room

Suite comprising close coupled w.c, vanity hand wash basin with storage under, corner shower cubicle with mains connected shower, fully tiled walls, heated towel rail, UPVC double glazed window to the side aspect.

Outside

The bungalow is approached via a brickweave driveway which provides off-road parking and leads to the front door of the garage. There is a low maintenance front garden that is laid mainly to shingle with attractive potted plant and shrub, a pathway leads around the side to the main entrance door.

A timber gate leads through to the rear garden which is hard-landscaped, the rear border is set with a lowered hedge to allow the occupants to enjoy the far reaching field views, a timber summer house and external lighting complete the rear garden.

Garage

Up & over door, power sockets and lighting

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 a regular 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 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.

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 continue to the end of the road where the property will be found on the left hand side.



view this property online williamhbrown.co.uk/Property/SFM110559



welcome to

Old Vicarage Park, Narborough

- Lovely 3 bedroom detached bungalow
- Sought-after village location with picturesque countryside views to the rear
- Hard-landscaped front and rear gardens
- Conservatories to the front and rear
- Oil fired radiator central heating

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£270,000



Floor Plan

Garage

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

view this property online williamhbrown.co.uk/Property/SFM110559



Property Ref:
SFM110559 - 0004

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



01760 721655



Swaffham@williamhbrown.co.uk



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



williamhbrown.co.uk