



Old Vicarage Park, Narborough, PE32 1TG

welcome to

Old Vicarage Park, Narborough

A well proportioned 3 bedroom detached family home. Nestled in a charming village, this well presented home boasts recent refurbishment and modernisation including kitchen with integrated appliances, a beautiful 4-piece bathroom, under-floor heating and luxury Karndean flooring!!



Accommodation:

UPVC part glazed obscure glass external entrance door with UPVC obscure glass side panel opening to:

Entrance Hall

Featuring under-floor heating with stylish Karndean herringbone luxury flooring. A stunning solid oak and glass staircase leads to the first floor landing with sleek balustrade. Oak and glass doors open to the impressive open-plan lounge/dining room and kitchen, with a further door opening to:

Ground Floor W.C

This sleek W.C. boasts under-floor heating for ultimate comfort with stylish Karndean herringbone flooring. A modern vanity unit with storage keeps things organised, and the light, bright decor creates a refreshing ambience, oak shelving adds a touch of warmth, while the obscured glass window provides privacy.

Kitchen

11' 9" x 9' 6" (3.58m x 2.90m)

A stunning, Howdens Designer fitted kitchen featuring wall and floor mounted units with solid oak worktops and upstands including a built-in pantry. Enjoy the convenience of an inset ceramic Butler sink with mixer tap, a built-in eye-level double oven, and a fitted 5-ring induction hob with concealed extractor hood with decorative tiled splash back. Integrated appliances including a dishwasher, washing machine, fridge-freezer, free-standing wine cooler, provide ultimate convenience. The energy-efficient UPVC double glazed window to the front aspect, along with stylish Karndean herringbone flooring and under-floor heating,

Open-Plan Lounge/ Dining Room

22' 1" x 12' narrowing to 8' 9" min (6.73m x 3.66m narrowing to 2.67m min)

Sky cabling, television point and USB plug sockets, Stylish Karndean herringbone flooring with under-floor heating create a warm and inviting atmosphere, perfect for relaxing or entertaining, UPVC double glazed sliding patio doors into:

Conservatory

11' 5" x 7' 8" (3.48m x 2.34m)

Featuring mainly of UPVC double glazed construction on a sturdy brick base, this space boasts a vaulted roof with charming Norfolk Pamment tiled flooring. The UPVC double glazed sliding patio door opens to a south facing secluded rear garden, creating a seamless blend of indoor and outdoor living.

First Floor Landing

A beautifully lit staircase with an oak and sleek glass balustrade with stylish wood flooring leads to the landing. A well-placed UPVC double glazed window to side. loft hatch with extending ladder leads to a partially boarded loft space. The loft space houses the 300L Kingspan hot water cylinder. Doors open to all bedrooms and the family bathroom, creating a seamless flow throughout the home.

Bedroom 1

12' 1" x 12' (3.68m x 3.66m)

This generously sized bedroom boasts two built-in wardrobes with shaker style doors carpet flooring, radiator and natural light from the UPVC double glazed window overlooking the enclosed garden.

Bedroom 2

12' 1" x 9' 5" (3.68m x 2.87m)

Bright and inviting, this bedroom includes a radiator, carpet flooring, and a UPVC double glazed window that overlooks the front aspect.

Bedroom 3

9' 7" x 8' 9" (2.92m x 2.67m)

Radiator, carpet flooring, UPVC double glazed window with a view of the rear aspect,

Family Bathroom

The suite features a Roca Colina Comfort Height Back to Wall W.C., a Tubby Tub style roll-top bath, and a vanity hand wash basin with storage. Enjoy a separate walk-in shower enclosure with a Mira Beacon thermostatic shower, complete with a four-spray head plus an invigorating waterfall head. The bathroom also boasts a dual fuel heated towel rail for comfort with stylish Karndean herringbone flooring for added warmth. Inset ceiling spotlights above the shower provide ample lighting. A UPVC double glazed obscure glass window overlooks the side aspect, adding

both privacy and natural light.

Outside

he property is accessed via a long driveway, offering ample off-road parking with access to the garage. The low-maintenance, hard-landscaped front garden provides an additional parking area. A pathway leads to the main entrance and an outside tap.

A wrought-iron side gate opens to a landscaped established rear garden. This secluded space is mainly lawn with paved patio seating areas, mature plant and shrub borders, vegetable patch, incorporating stepping stones and retaining fencing

Garage

Up-and-over door to the front. New RCD board installed.

Location

This well-served village boasts a vibrant community spirit in a peaceful riverside location just 5 miles from the historic market town of Swaffham and 10 miles from King's Lynn. Families will appreciate the well-regarded primary school, community centre with a large playing field, and children's play area. Narborough is renowned for its picturesque Georgian water mill and superb trout fisheries, offering a touch of history and a haven for nature lovers. Swaffham, a thriving town just a short distance away, provides all the essentials like doctors, a library, sports centre, supermarkets, and a charming Saturday market. King's Lynn offers a wider range of shops, including popular retailers like Marks & Spencer and H&M, alongside cultural attractions like the Art Deco Majestic Cinema and the Queen Elizabeth Hospital, providing excellent healthcare services. Enjoy excellent transport links with a regular bus route connecting you to Swaffham, Norwich, King's Lynn, Wisbech, and Peterborough. Additionally, direct train services to Cambridge and London Kings Cross are available from nearby Downham Market, King's Lynn, and Watlington.

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.



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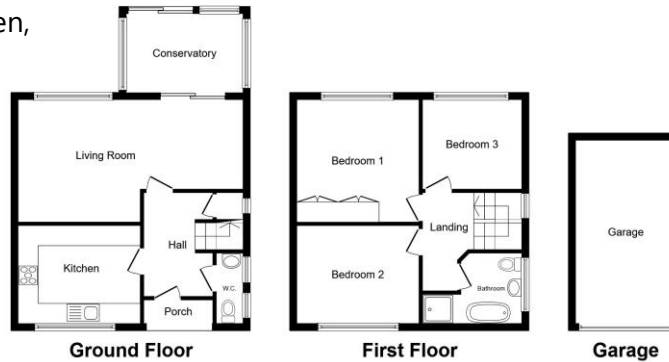


welcome to

Old Vicarage Park, Narborough

- Detached house with 3 well proportioned bedrooms
- Recently improved throughout with designer Kitchen, ground floor w.c and 4-piece family bathroom
- UPVC double glazed windows with new energy efficient glass
- Open-plan lounge/dining room and conservatory
- Driveway and single garage

Tenure: Freehold EPC Rating: D
Council Tax Band: C



Total floor area 114.7 m² (1,234 sq.ft.) approx
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.propertybox.co.uk


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offers in excess of
£300.000



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Property Ref:
SFM110790 - 0004

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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 take the next right hand turn. Take the next left hand turn and continue, where the property will be found on the left hand side.


william h brown



01760 721655



Swaffham@williamhbrown.co.uk



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



williamhbrown.co.uk