

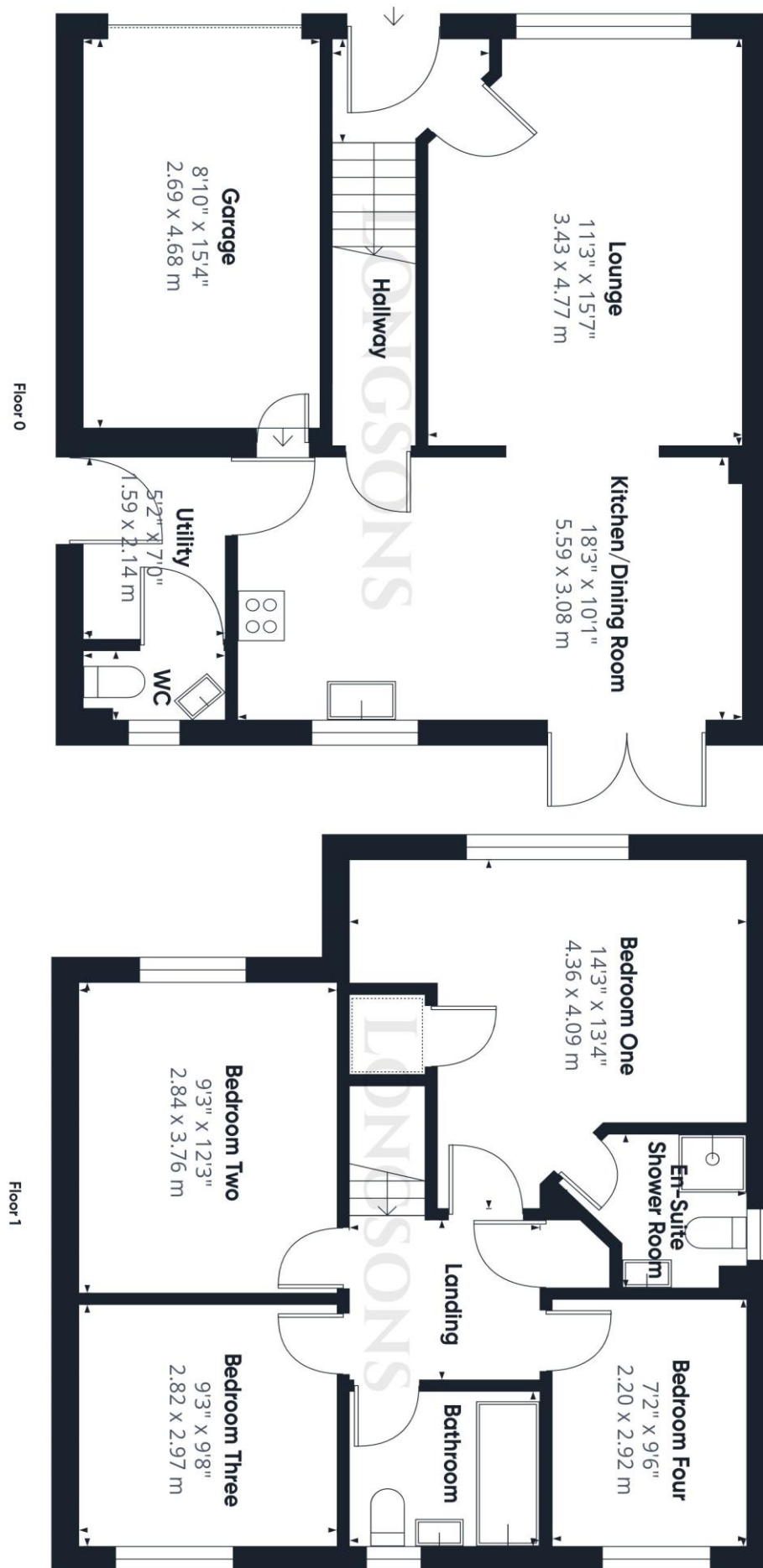


Sandy Road, Narborough, Kings Lynn, PE32 1WF

Very well presented, modern detached four bedroom house situated on a popular development in Narborough. This fantastic property offers kitchen/dining room, utility room, en-suite, cloakroom with WC, garage, parking, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended.

Price £290,000 Freehold





Bedroom Two
12'3" (3.73m) x 9'3" (2.82m)

UPVC double glazed window to front, radiator.

Bedroom Three
9'8" (2.95m) x 9'3" (2.82m)

UPVC double glazed window to rear, radiator.

Bedroom Four
9'6" (2.9m) x 7'2" (2.18m)

UPVC double glazed window to rear, radiator.

Bathroom

Bathroom suite comprising bath with shower over and shower screen, hand wash basin, WC, radiator, obscure glass UPVC double glazed window to rear, tiled splashback.

Garage
15'4" (4.67m) x 8'10" (2.69m)

Main up and over door to front, entrance door to kitchen/dining room, electric power and lights.

Outside Front

Front garden laid to low maintenance coloured chippings, driveway providing side by side parking, outside lights, gated access to rear garden.

Rear Garden

Enclosed rear garden, steps up to area laid to lawn, paved patio seating area, metal garden shed, outside tap, outside light, wooden fence to perimeter, gated access to front.

Agent's Note

EPC rating C (Full copy available on request)

Council tax band B85 (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Modern, Detached Four Bedroom House
- Very Well Presented
- Cloakroom, Bathroom and En-suite Shower Room
- Energy Efficiency Rating B85
- Garage, Gardens and Parking
- UPVC Double Glazing and Gas Central Heating

Situated on a popular development in Narborough, Longsons are delighted to bring to the market this very well presented, modern detached four bedroom house. This fabulous property offers kitchen/dining room, utility room, en-suite shower room, cloakroom with WC, garage, parking, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, utility room, cloakroom with WC, four bedrooms, en-suite shower room to bedroom one, bathroom, garage, gardens, parking, gas central heating and UPVC double glazing.

NARBOROUGH

Narborough is situated just off the A47 between King's Lynn & Swaffham. The Village has a primary school, Cantonese Restaurant, church, fishing lakes, community centre with playing field and separate sports & social Club.

The River Nar passes through the village offering renowned chalk stream trout fishing and beautiful river walking including the picturesque Nar Valley Way which continues through to Castle Acre and beyond. There are also bus services to Swaffham & King's Lynn.

Entrance Hall

Composite entrance door to front, stairs to first floor, radiator.

Lounge

15'7" (4.75m) x 11'3" (3.43m)
 UPVC double glazed window to front, radiator.

Kitchen/Dining Room

18'3" (5.56m) x 10'1" (3.07m)
 Fitted kitchen units to walls and floor, work surface over, breakfast bar, enamel one and a half bowl sink unit with mixer tap and drainer, integrated electric oven and hob with extractor hood over, space and plumbing for dishwasher, space for undercounter fridge, understairs storage cupboard,

personnel door to garage, UPVC double glazed French doors opening to rear garden, UPVC double glazed window to rear, tiled splashback.

Utility Room

Space and plumbing for washing machine with work surface over, gas combi boiler, entrance door opening to side, radiator.

Cloakroom

Hand wash basin, WC, radiator, obscure glass UPVC double glazed window to rear.

Stairs and Landing

Built-in storage cupboard, loft access with loft ladder and boarded loft.

Bedroom One

14'3" (4.34m) x 13'4" (4.06m)
 Built-in storage cupboard, UPVC double glazed window to front, radiator, door to en-suite shower room.

En-Suite Shower Room

Shower cubicle, hand wash basin, WC, towel radiator, tiled splashback, obscure glass UPVC double glazed window to side.

