



3 Spelman Way, Narborough, Kings Lynn, PE32 1WH

Well presented three bedroom detached house in the popular village of Narborough, the property boasts living room, kitchen/dining room, rear garden, garage, driveway, gas central heating and UPVC double glazing as well as an en suite to bedroom one.

Price £270,000 Freehold



Situated on a quiet development in the popular village of Narborough, Longsons are delighted to bring to the market, this well presented, three bedroom detached house. The property has lots to offer including a living room, kitchen/dining room, bathroom, en suite to bedroom one, rear garden, integral garage, driveway, gas central heating and UPVC double glazing throughout.

Briefly the property offers entrance, living room, kitchen/dining room, hallway, cloakroom, three bedrooms (one with En-suite), garage, rear garden, front driveway, 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

Composite entrance door, radiator.

Living Room

16'1" (4.9m) x 10'3" (3.12m)

Radiator, electric fireplace, UPVC double glazed window to front.

Hallway

Radiator, access to cloakroom, stairs to first floor.

Cloakroom

WC, hand washbasin, radiator, extractor fan.

Kitchen/Dining Room

18'10" (5.74m) x 7'8" (2.34m)

Fitted cabinets to floor and wall with laminate worktop over and tiled splashback.inset ceramic one and a half bowl sink unit with mixer tap and

integrated drainer, integrated fan oven with gas hob over and extractor hood, space and plumbing for washing machine and tumble dryer, integrated slimline dishwasher, combination gas boiler, space for upright fridge/freezer and UPVC double glazed window to rear, radiator and UPVC double glazed French doors to rear garden.

Landing

UPVC double glazed window to stairwell, built-in storage cupboard, loft access,

Bedroom One

13'11" (4.24m) x 9'7" (2.92m)

Radiator, two UPVC double glazed windows to front and access to En-Suite.

En-Suite

WC, hand washbasin, walk-in shower with hand held attachment and tiled splashback, extractor fan, radiator and obscured UPVC double glazed window to front.

Bedroom Two

11'3" (3.43m) x 8'9" (2.67m)

Radiator, UPVC double glazed window to rear.

Bedroom Three

9'11" (3.02m) x 7'11" (2.41m)

Radiator, UPVC double glazed window to rear.

Bathroom

8'8" (2.64m) x 5'8" (1.73m)

WC, hand washbasin, bath with tiled splashback, extractor fan, obscured UPVC double glazed window to side.

Garage

16'5" (5m) x 7'11" (2.41m)

Lights and power.

Front of Property

Tarmac driveway, ample off-road parking for multiple vehicles, shingle and lawn with fencing to perimeter, gated access to rear garden, integral garage and outside lighting.

Rear Garden

Laid to lawn with fencing to perimeter and concrete slab walkway to property.

Agent's Note

EPC rating B84 (Full copy available on request)

Council tax band C (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.

- Three Bedrooms
- Quiet Development in Popular Village Location
- Gas Central Heating and UPVC Double Glazing
- Energy Efficiency Rating B84
- Garage and Ample Off-road Parking
- Garden

