



**Sandy Road, Narborough, PE32 1WF**

**welcome to**

**Sandy Road, Narborough**

>>GUIDE PRICE - A beautifully presented, modern 2 double bedroom detached bungalow, occupying a wonderful position within this popular, edge of village development. Boasting a contemporary kitchen, modern fitted bathroom, rear facing lounge, generous rear garden, workshop, off-road parking and more!



**Accommodation:**

Composite part glazed external entrance door opening to:

**Entrance Hall**

Built-in storage cupboard, radiator, tiled flooring, loft access, doors opening to both bedrooms, kitchen, bathroom and the lounge.

**Lounge**

Radiator, television point, tiled flooring, UPVC double glazed window to the rear aspect.

**Kitchen**

A comprehensive range of wall and floor mounted fitted kitchen units with wood effect work surfaces and upstands over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, built-in electric oven and ceramic hob with extractor hood over, plumbing for washing machine, integrated dishwasher, integrated fridge/freezer, concealed wall mounted gas fired central heating boiler, radiator, tiled flooring, UPVC double glazed window to the rear aspect, part glazed composite external entrance door opening to the rear garden.

**Bedroom 1**

Built-in triple wardrobe with sliding mirror door, radiator, carpet flooring, UPVC double glazed window to the front aspect.

**Bedroom 2**

Built-in double wardrobe, radiator, carpet flooring, UPVC double glazed windows to the front aspect.

**Family Bathroom**

Suite comprising low level w.c, pedestal hand wash basin panelled bath with shower screen and electric shower over, part tiled walls, wall mounted bathroom cabinet, heated towel rail, wood effect LVT flooring, extractor fan.

**Outside**

The property is approached via a brick-weave driveway, which leads to this bungalow's own private

driveway, providing off-road parking for two vehicles under a car port. To the front of the property, there is a hard landscaped garden area with a pathway leading to the main entrance door. A side timber gate provides access into the rear garden.

The generously sized rear garden is laid mainly to lawn with a decorative paved patio seating area, raised flower beds around the border, ornamental trees, paved pathways, outside tap, exterior lighting and a timber garden storage shed complete this lovely garden space.

**Workshop**

Of timber construction, power sockets and lighting, windows and hatched door.

**Location**

Narborough is a very popular village, located just 5 miles from the historic market town of Swaffham and only 10 miles from King's Lynn. The village offers its own convenience shop, a well-regarded primary school, All Saint's Church and a variety of businesses including car repairs, upholstery shop and a car dealer. 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. The village is also on an excellent bus route, operating up to every hour Monday to Saturday daytimes. Swaffham town itself has further amenities one would expect from a thriving town, 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.



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welcome to

## Sandy Road, Narborough

- Contemporary 2 double bedroom detached bungalow
- Generous, enclosed rear garden with timber built workshop
- Car port off-road parking for two vehicles
- Modern fitted kitchen and family bathroom
- Overlooking pleasant green space

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

**£230,000**



### directions to this property:

Upon entering the village of Narborough from the Swaffham/A47 direction, proceed along Swaffham Road and take the left hand turn onto Chalk Lane. Pass Eastfields on the left hand side and Westfields on the right hand side, and just before leaving the village, turn right onto Sandy Road. Continue along and take the second right hand turn onto the brick-weave driveway. The property will be found at the end of this pleasant road on the right hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110916 - 0005

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william h brown



**01760 721655**



Swaffham@williambrown.co.uk



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



**williambrown.co.uk**