



Brandymel, Swaffham Road, Narborough, PE32 1TB

welcome to

Brandy Mel, Swaffham Road, Narborough

Presented to the market is this stunning 3 bedroom detached family home benefitting from a 1/3 acre plot (stms), consisting of a generous driveway and gardens. Internally complimented by 3 receptions rooms, kitchen, utility and ground floor w.c, good sized bedrooms, family bathroom and much more!!



Accommodation:

Part glazed entrance door opening to:

Entrance Porch

Tiled flooring, UPVC double glazed window to the side aspect.

Entrance Hall

Carpet flooring, stairs rising to the first floor, telephone & broadband point, internal doors opening to the kitchen, dining room and lounge.

Lounge

Wood flooring, inset wood burning stove, television point, radiator, UPVC double glazed windows to the front and side aspect, UPVC double glazed door opening to:

Conservatory

Of brick built construction with UPVC double glazed windows to the rear aspect, UPVC external door opening to the rear garden, Polycarbonate roof that has been covered and insulated on the interior. Internally complimented by wood flooring, radiator, UPVC double glazed window to the kitchen.

Dining Room

Feature fireplace, wood flooring, radiator, UPVC double glazed window to the front aspect.

Kitchen

A range of floor and wall mounted kitchen units with work surfaces over, inset composite sink and drainer with mixer taps over, integrated eye level electric double oven, inset induction hob with concealed cooker hood over and glass splashback, space and plumbing for a dishwasher, space for fridge/freezer, vinyl flooring, built-in storage cupboard, UPVC double glazed window to the rear aspect and internal door opening to the rear hall.

Rear Hall

Vinyl flooring, external door opening to the rear garden, internal doors opening to the utility room and ground floor w.c.

Utility Room

A range of floor and wall mounted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, space and plumbing for washing machine and dryer, recently installed water softener system, UPVC double glazed french doors to the front aspect.

Ground Floor W.C

Suite comprising low level w.c, vanity handwash basin with storage under, bespoke glass splashbacks, radiator, tiled flooring, UPVC double glazed obscure glass window overlooking the rear aspect.

First Floor Landing

Carpet flooring, built in radiator heated storage cupboard, loft access, internal doors opening to all first floor rooms.

Bedroom 1

Carpet flooring, radiator, walk-in hanging clothes area, UPVC double glazed windows to the front and rear aspect.

Bedroom 2

Carpet flooring, radiator, UPVC double glazed window to the front aspect.

Bedroom 3

Carpet flooring, radiator, UPVC double glazed window to the side aspect.

Family Bathroom

Suite comprising low level w.c, vanity hand wash basin with storage under, bespoke glass splashbacks, panelled bathtub with mixer taps over, walk in sliding door shower cubicle, fully tiled walls behind and electric shower unit, heated towel rail, vinyl flooring, UPVC double glazed obscure glass window to the side aspect.

Outside

The property is approached by a brickweave driveway, a timber gate allows access to the driveway

allowing off road parking for multiple vehicles and the brick built garage. To the side of the property there is a timber gate allowing access to the rear garden.

The rear garden is laid mainly to lawn with a patio seating area to the side. The garden is bordered by established trees and shrubs, an additional decking seating area sits to the rear of the garden.

Garage

Of pre-fab concrete built construction with metal double doors opening to the front aspect, personal door opening to the rear garden, roof storage.

Workshop

Pre fab concrete construction, metal door opening to the main workshop, power and lighting.

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

Brandymel, Swaffham Road, Narborough

- 3 Bedroom detached house set back from the road
- Lounge with inset wood burning stove, oil fired heating
- Kitchen and separate utility room
- Conservatory opening to the rear garden
- 1/3 acre plot (stms)

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£425,000



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directions to this property:

Leaving Swaffham via the A47 towards Kings Lynn, turn off the A47 at the Narborough junction onto Swaffham Road, continue along for half a mile where the property can be found on the left hand side.



Please note the marker reflects the
postcode not the actual property



Property Ref:
SFM110845 - 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.

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