



18 Sandy Road

Guide Price £240,000 - £260,000

This beautifully presented three-bedroom detached house offers modern, well-proportioned accommodation and is situated in a popular and convenient location, making it an ideal choice for couples and families alike.

The ground floor features a spacious living room, providing a comfortable space to relax and unwind. At the heart of the home is the modern fitted kitchen and dining area, offering plenty of room for everyday dining and entertaining, while a useful ground floor WC completes the downstairs accommodation.

Upstairs, the property offers three well-proportioned bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Outside, the property enjoys an enclosed rear garden, providing a space for relaxing, entertaining and outdoor dining. To the front, a driveway provides off-road parking and leads to a single garage, offering additional parking or useful storage.

Combining modern interiors, generous accommodation and a popular location, this attractive detached home is well suited to a range of buyers and viewing is highly recommended.



N.B. Please note this property owns the section of break weave immediately in front of the property and the neighbouring properties have right of way across.

Services

Gas central heating. Solar panels. Mains drainage, electricity, and water are connected.

Situation

Narborough is a charming Norfolk village offering a peaceful rural setting surrounded by attractive countryside. The village provides a welcoming community feel, while being well placed for access to nearby Swaffham and King's Lynn, where a wider range of shops, schools and everyday amenities can be found. Excellent road links via the A47 also make it convenient for travel across the county.

For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Dereham office and the property reference is AD0712

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





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Approximate total area*

923 ft²
85.8 m²

Reduced footprint

2 ft²
0.2 m²

(*) Including balconies and terraces

Reduced footprint
Source: 3D CityScan

Calculations reference to the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIBAFFE 360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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