



Sandy Road, Narborough, PE32 1WF

welcome to

Sandy Road, Narborough

>> MOVE STRAIGHT IN! A modern 3 bedroom detached family home, occupying a corner plot in the village of Narborough, complete with a modern fitted kitchen, separate utility room, Master bedroom, ensuite shower room, family bathroom & ground floor wc. Driveway off road parking, garage and much more!



Accommodation:

Composite entrance door opening to:

Entrance Hall

Tiled flooring, understairs storage cupboard, stairs rising to first floor.

Lounge

Carpet flooring, radiator, television and telephone point, UPVC double glazed window to the front aspect.

Ground Floor W.C

Suite comprising low level wc, pedestal hand washing basin with taps over, tiled splashbacks, tiled flooring, radiator.

Kitchen/Dining Room

A range of floor and wall mounted kitchen units with work surfaces over, built in oven with gas fired hob, stainless steel splashback and cooker hood over, inset 1& 1/2 bowl sink and drainer, space for fridge freezer, tiled flooring, UPVC double glazed window to the side aspect, radiator, UPVC double glazed French doors opening to the rear garden, internal door opening to:

Utility

Floor mounted kitchen units with worksurfaces and upstands over, space and plumbing for washing machine, tiled flooring, part glazed composite door opening to the side aspect.

First Floor Landing

Carpet flooring, UPVC double glazed window to the side aspect, loft access, internal doors opening to all bedrooms and the family bathroom.

Master Bedroom

Carpet flooring, radiator, UPVC double glazed window to the front aspect, internal door opening to:

Ensuite Shower Room

Suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk in corner shower

cubicle with mains powered shower and fully tiled walls behind, vinyl flooring, radiator, UPVC obscure glass window to the front aspect.

Bedroom 2

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

Bedroom 3

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

Family Bathroom

Suite comprising low level wc, pedestal handwash basin, tiled splashbacks, panelled bathtub with mains powered shower over and fully tiled walls behind, UPVC double glazed obscure glass window to the side aspect, vinyl flooring, radiator.

Outside

The property is approached by a paved pathway leading to the front door and bordered by established, well manicured shrubs.

The property boundary is bordered by a retaining brick built wall with a driveway to the side providing off road parking for multiple vehicles and allowing access to the garage, a timber gate provides access to the rear garden.

The corner plot rear garden is laid mainly to lawn with a paved patio seating area directly outside the kitchen.

Garage

Of brick built construction with an up and over 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 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

Sandy Road, Narborough

- 3 Bedroom detached house
- Modern fitted kitchen & separate utility room
- Master bedroom with ensuite shower room
- Family bathroom & Ground floor wc
- Driveway off-road parking for multiple vehicles

Tenure: Freehold EPC Rating: B
Council Tax Band: C

offers in excess of

£260,000



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 the property can be found on the left 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:
SFM110914 - 0003

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william h brown



01760 721655



Swaffham@williamhbrown.co.uk



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



williamhbrown.co.uk