



Skipper Loke, Narborough, PE32 1WE

welcome to

Skipper Loke, Narborough

>>NO ONWARD CHAIN! A well presented, 3 bedroom detached home, located within this popular edge of village development. This lovely home offers a contemporary open-plan kitchen/dining room, ground floor w.c, en suite shower room, front & rear gardens, off-road parking for 2 vehicles & must be viewed!



Accommodation:

Composite part glazed external entrance door opening to:

Entrance Porch

Carpet flooring, door opening to:

Lounge

Radiator, television point, carpet flooring, UPVC double glazed window to the front aspect, door opening to:

Inner Hall

Stair case rising to first floor landing, carpet flooring, radiator, door opening to kitchen/diner and further door opening to:

Ground Floor W.C

Suite comprising low level w.c and hand wash basin, radiator and extractor fan.

Open-Plan Kitchen/ Dining Room Kitchen Area

A comprehensive range of wall and floor mounted fitted kitchen units with quartz work surfaces and upstands over, inset stainless steel sink unit with mixer tap, built-in oven and hob with cooker hood over, space and plumbing for washing machine, wall mounted gas fired central heating boiler, space for fridge-freezer, LVT flooring, UPVC double glazed window to the rear aspect, open-plan to the dining area.

Dining Area

Radiator, LVT flooring, UPVC double glazed French doors opening to the rear garden.

First Floor Landing

Carpet flooring, loft access, storage cupboard, doors opening to all bedrooms and the family bathroom.

Bedroom 1

Radiator, television point, carpet flooring, UPVC double glazed window overlooking the front aspect, door opening to the en suite shower room.

En Suite Shower Room

Suite comprising low level w.c, hand wash basin and glazed shower cubicle, tiled splash backs and surrounds, radiator, UPVC double glazed window overlooking the front aspect.

Bedroom 2

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 3

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin and panelled bath with shower screen and shower unit over, part tiled walls, radiator, vinyl flooring, UPVC double glazed window overlooking the side aspect.

Outside

To the front of the property, there is a driveway giving off-road parking and leading to the garage door, a walkway leads to the front entrance door and a lawned garden is located to the side.

A side gate and pathway gives access into the enclosed rear garden, which is a good size and laid mainly to lawn with a paved patio seating area, outside tap.

Integral Garage

Up and over front garage door, power sockets and lighting.

Location

Narborough is a popular village located just 3 miles from the historic market town of Swaffham, with its own well-regarded primary school, shop, church, a variety of businesses including car repairs, upholstery shop and a car dealer, and is also on an excellent bus route. 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. Swaffham itself has all the amenities one would expect from a thriving town with facilities 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.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Skipper Loke, Narborough

- NO ONWARD CHAIN
- Contemporary 3 bedroom detached house
- Front and rear gardens
- Open-plan kitchen/dining room with French doors to the rear garden
- En suite shower room, ground floor w.c and family bathroom

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

offers in excess of

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111233 - 0006

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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