

LONGSONS



Skipper Loke, Narborough, Kings Lynn, PE32 1WE

Modern three bedroom detached house situated in the popular village of Narborough. The property offers cloakroom, en-suite shower room and family bathroom, integral garage, gardens, parking, gas central heating and UPVC double glazing. Viewing highly recommended!

OIEO £230,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
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Situated in the popular village of Narborough, Longsons are delighted to bring to the market this modern three bedroom detached house. The property offers modern kitchen/dining room, claokroom, en-suite to bedroom one and family bathroom, integral garage, gardens and parking.

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Briefly, the property offers entrance porch, lounge, kitchen/dining room, inner hall, cloakroom with WC, three bedrooms, en-suite shower room to bedroom one, family bathroom, integral garage, gardens, parking, gas central heating and UPVC double glazing.

NARBOROUGH
Narborough is situated just off the A47 between King`s Lynn & Swaffham. The Village has a primary school, Cantonese Restaurant, church, fishing lakes, community centre with playing field and separate sports & social Club. The river Nar passes through the village offering renowned chalk stream trout fishing and beautiful river walking including the picturesque Nar Valley Way which continues through to Castle Acre and beyond. There are also bus services to Swaffham & King`s Lynn.

Entrance Porch
Entrance door to front, radiator, door opening to living room.

Lounge
16'2" (4.93m) Max x 10'3" (3.12m) Max
UPVC double glazed window to front, Radoator.

Kitchen/Dining Room
18'11" (5.77m) x 7'8" (2.34m)
Fitted kitchen units to walls and floor, worksurface, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated oven with gas hob and extractor hood over, space and plumbing for washing machine, space for fridge freezer, UPVC double glazed French doors opening to rear garden, UPVC double glazed window to rear, radiator.

Cloakroom
Hand wash basin with tiled splashback, WC, radiator, extractor fan.

Inner Hallway
Stairs to first floor, radiator.

Stairs & Landing
UPVC double glazed window to side, storage cupboard, loft access.

Bedroom One
13'11" (4.24m) Max x 9'7" (2.92m) Max
Two UPVC double glazed windows to front, radiator, door to en-suite shower room.

En suite Shower Room
Shower cubicle, hand wash basin with tiled splashback, WC, obscure glass double glazed window to front, radiator, extractor fan.

Bedroom Two
11'3" (3.43m) x 8'9" (2.67m)
UPVC double glazed window to rear, radiator.

Bedroom Three
9'11" (3.02m) x 7'11" (2.41m)
UPVC double glazed window to rear, radiator.

Bathroom
Bath and hand wash basin both with tiled splashbacks, WC, obscure glass double glazed window to side, radiator, extractor fan.

Integral Garage
Main up and over door to front.

Agent`s Note
EPC rating B85 (Full copy available on request)
Council tax band C (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Modern Detached Three Bedroom Home
- En-suite Shower Room, Bathroom and Cloakroom
- Integral Garage, Gardens and Parking
- Energy Efficiency Rating B85
- Gas Central Heating and UPVC Double Glazing
- Viewing Reccommened!









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