

LONGSONS



Old Vicarage Park, Narborough, Kings Lynn, PE32 1TQ

Fabulous, very well presented three bedroom detached bungalow situated in Narborough. This superb property has much to offer including galley style kitchen, living room, conservatory, gardens, garage, parking and UPVC double glazing. Viewing highly recommended.

Price £260,000 Freehold

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Situated on a popular development in the village of Narborough, Longsons are delighted to present to the market this superb, very well presented three bedroom detached bungalow.This fabulous property has much to offer including galley style kitchen, living room, conservatory, plenty of garden space, detached garage and UPVC double glazing throughout.

Briefly, the property offers galley kitchen, living room, conservatory, three bedrooms, shower room, garden, garage, oil-fired 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 Hall
Entrance door, loft hatch, airing cupboard, radiator.

Lounge
17'3" (5.26m) x 11'4" (3.45m)
Electric fireplace, two radiators, UPVC double glazed window to front and side, double glazed sliding door to conservatory.

Conservatory
11'5" (3.48m) x 10'9" (3.28m)
UPVC double glazed conservatory, French door to rear garden, radiator.

Kitchen
13'2" (4.01m) x 7'4" (2.24m)
Modern fitted cabinets to floor and wall, laminate worktop over and tiled splashback, space for American style fridge/freezer, integrated electric oven and ceramic hob with extractor hood over, space and plumbing for dishwasher, washing machine and tumble dryer, inset ceramic one and a half bowl sink unit with mixer tap and drainer, built-in pantry/storage cupboard, UPVC double glazed French doors to rear garden.

Bedroom One
12'0" (3.66m) x 10'3" (3.12m)
Fitted wardrobes, radiator, UPVC double glazed window to front.

Bedroom Two
11'10" (3.61m) x 10'3" (3.12m)
Radiator,UPVC double glazed window to rear.

Bedroom Three
8'6" (2.59m) x 8'0" (2.44m)
Radiator, UPVC double glazed window to side.

Bathroom
Tiles to floor and wall, WC, hand washbasin set within fitted cabinets, chrome towel radiator, walk-in shower cubicle, obscure UPVC double glazed window to rear.

Rear Garden
Laid to patio paving, multiple areas laid to shingle, fencing to perimeter, established shrubs and trees to beds, external modern oil boiler, access to oil tank, outside lighting, outside tap, additional wooden garden shed, gated access to front of property.

Front of Property
Laid to shingle with paved driveway, paved walkway, shrubs and plants to beds throughout, outside lighting.

Garage
17'0" (5.18m) x 8'4" (2.54m)
Detached garage, motorised roller door with lights and power.

Agent`s Note
EPC rating E54 (Full copy available on request).
Council tax band B (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.

- Three Bedrooms
- Popular Village Location
- Conservatory and Garden
- Energy Efficiency Rating TBC
- Garage and Off-road Parking
- Oil-fired Central Heating and UPVC Double Glazing
- Very Well Presented
- Detached Bungalow







