



NEWSON & BUCK  
ESTATE AGENTS



## Capel Cottage, Marham Road, Narborough, King's Lynn, Norfolk PE32 1SU    £375,000

**NO ONWARD CHAIN!!** Located in the village of Narborough, Newson & Buck are proud to present to the market Capel Cottage, offering generous size accommodation. The property benefits from having double glazing throughout, a fully fitted kitchen/breakfast room with built-in appliances, an L-shape sitting room, downstairs W/C, utility room, four bedrooms with master en-suite facilities, partially converted loft space and oil central heating radiators. Additional benefits include rear gardens, a converted garage presented as a separate lounge space, expansive country views and being located close to major bus routes including the X1 bus that will take you across Norwich. Narborough is located within 10 miles of Kings Lynn which in itself boasts many amenities alongside bus and rail links to Cambridge and London.



01553 775151



### Entrance Hallway

13' 10" x 12' 0" (4.22m x 3.66m) Front door opening in to entrance hall, fitted carpets, one radiator, under stairs cupboard.

### Living Room

19' 04" x 30' 04" (5.89m x 9.25m) Fitted carpets, Fireplace with logburner, three radiators, two patio doors, log burner, one double glazed window facing to front.

### Dining Room

11' 10" x 16' 02" (3.61m x 4.93m) Fitted carpets, one radiator, double glazed patio sliding

### Study

6' 11" x 12' 07" (2.11m x 3.84m) Fitted carpet, one radiator, one double glazed window

### W/C

8' 02" x 6' 09" (2.49m x 2.06m) Fitted carpets, low flush W/C, corner sink, one double glazed window, one radiator

### Kitchen

10' 01" x 15' 05" (3.07m x 4.70m) Vinyl flooring, fitted kitchen units, sink, induction hob with extractor, two double glazed windows, one radiator, oven, integrated dishwasher

### Utility

7' 03" x 14' 10" (2.21m x 4.52m) Vinyl flooring, one double glazed window, one radiator, rear door access, fitted cupboard, space for washing machine and fridge freezer

### Second Living Room

15' 04" x 18' 08" (4.67m x 5.69m) Fitted carpets, two radiators, five double glazed windows

### Landing

Fitted carpets, two velux windows, one radiator, one cupboard.

### Master Bedroom

17' 09" x 20' 04" (5.41m x 6.20m) Fitted carpets, two radiators, two double glazed windows.

### Loft Space

9' 02" x 18' 11" (2.79m x 5.77m) Boarded flooring, electrics and lighting

### En-Suite

11' 10" x 6' 09" (3.61m x 2.06m) Fitted carpets, one double glazed window, bath tub, low flush W/C, pedestal sink, one towel radiator

### Bedroom Two

11' 10" x 12' 03" (3.61m x 3.73m) Fitted carpets, one double glazed window, two fitted wardrobes.

### Bedroom Three

12' 06" x 10' 0" (3.81m x 3.05m) Fitted carpets, one radiator, one double glazed window, fitted wardrobes

### Bedroom Four

12' 06" x 10' 0" (3.81m x 3.05m) Fitted carpets, one radiator, one double glazed window, one fitted wardrobe.

### Family Bathroom

6' 1" x 11' 10" (1.85m x 3.61m) Fitted carpets, one velux window, bathtub with shower attachment, low flush W/C, pedestal sink, one radiator

### Rear Garden



GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the Property Consultant's measurements of doors, windows, rooms and any other items are appropriate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for accuracy or condition. 0203 766 8800 page 12/22