









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.





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

 $6^{\prime}\,11^{\prime\prime}\,x\,12^{\prime}\,07^{\prime\prime}$ (2.11m x 3.84m) Fitted carpet, one radiator, one double glazed window

W/C

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

Kitcher

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

 $17^{\prime}\,09^{\prime\prime}\,x\,20^{\prime}\,04^{\prime\prime}$ (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

 $11'\,10''\,x\,6'\,09''\,(3.61m\,x\,2.06m)\,Fitted\,carpets,\,one\,double\,glazed\,window,\,bath\,tub,\,low\,flush\,W/C,\,pedestal\,sink,\,one\,towel\,radiator\,weight (1.60)\,W/C,\,pedestal\,sink,\,one\,towel\,radiator\,weight (1.60)\,W/C,\,pedestal\,sink,\,one\,toweight (1.60)\,W/C,\,pedestal\,sink,\,one\,toweight (1.60)\,W/C,\,pedesta$

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



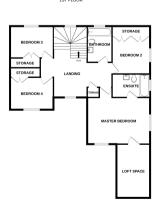




GROUND FLOOR

1ST FLOOR





what every abregin has been make to elsave the accuracy of the propping contained their, investigation of docs, windows, moters and any other items are approximate and not respectibility to take for any or omission or mis-statement. This plan is to illustrative purpose only and should be used as such by a prospective purchaset. The sentines, systems and organized shown when not been tested and no giaso as to their operating or efficiency can be given. Mado with Metropics (2023)



