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3 Church Farm Barns

Narborough

King's Lynn, PE32 1XL

£399,000

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# Church Farm Barns

## Narborough, King's Lynn, PE32 IXL

Welcome to this charming semi-detached barn-style home nestled in the popular and picturesque village of Narborough. Combining traditional character with modern comforts, this delightful property offers spacious and versatile living spaces perfect for families or those looking to enjoy a tranquil yet convenient lifestyle. There are three generous reception rooms, including a living room, dining room and a snug providing plenty of space for relaxing, entertaining, and family activities. The fitted kitchen is complete with modern appliances and ample storage options. Adjacent to the kitchen, you'll find a handy utility room. Upstairs, the four bedrooms provide space for all family. The master bedroom boasts an en-suite shower room, whilst the family bathroom is well-appointed and strategically placed for easy access from the other bedrooms. Outside, the enclosed garden offers a safe and private outdoor space ideal for children and entertaining guests. The patio area is perfect for alfresco dining during warm summer evenings, whilst the lawn area provides room for gardening enthusiasts to enjoy.



Wood And Glazed Stable Style Door To:

Entrance Hall

Tiled floor: Radiator: Staircase to first floor:

Living Room

13' 3" x 14' 8" (4.04m x 4.47m) Two double glazed windows. Feature brick fireplace. Radiator:

Snug

11' 8" x 10' 1" (3.56m x 3.07m) Double glazed window. Radiator:

Kitchen

11' 8" x 11' 9" (3.56m x 3.58m) Double glazed window. Tiled floor: Space for American fridge freezer: Fitted with a range of wall and base units with worktop over incorporating a ceramic sink and drainer: Breakfast bar seating. Electric hob with extractor hood over: Electric oven. Space for dishwasher: Opening to utility room. opening to dining room.

Utility

10' 2" x 4' 10" (3.10m x 1.47m) Double glazed window. Wooden stable style door to garden. Boiler: Space for washing machine. Fitted with base unit with worktop over incorporating a ceramic sink and drainer: Tiled floor: Storage cupboard.

Dining Room

11' 10" x 13' 0" (3.61m x 3.96m) Double glazed window. Radiator:

Cloakroom

5' 7" x 3' 2" (1.70m x 0.97m) Tiled floor Wash hand basin within vanity unity. W.C. Extractor fan.

Landing

Loft access. Radiator: Cupboard.

Bedroom 1

12' 11" x 14' 10" (3.94m x 4.52m) Double glazed window. Radiator: Door to En-suite

En-suite

5' 6" x 11' 4" (1.68m x 3.45m) Window. Shower cubicle. Wash hand basin. W.C. Radiator: Extractor fan.

Bedroom 2

11' 9" x 13' 0" (3.58m x 3.96m) Two roof windows. Radiator:

Bedroom 3

11' 8" x 11' 9" (3.56m x 3.58m) Double glazed window. Radiator:

Bedroom 4

11' 9" x 10' 0" (3.58m x 3.05m) Double glazed window. Radiator:

Bathroom

10' 4" x 6' 9" (3.15m x 2.06m) Roof window. P-shaped bath with shower mixer tap and shower screen. Wash hand basin within vanity unit. W.C. Radiator: Extractor fan.

Outside

Enclosed rear garden. Mainly laid to lawn. Mature planting. Garden to front. Off road parking. Garage.

Area Information

The village of Narborough benefits from a frequent bus service to Kings Lynn and Norwich. Local services in the village include a Chinese takeaway, a village shop that opens daily and a Community Centre which offers daily activities and a sports bar: In addition within walking distance is the Norfolk Woods holiday park which has a bar, pool, spa and shop and beautiful walks along the river Nar.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.

