



1 Sandy Road

Narborough

King's Lynn, PE32 1WF

£300,000







# Sandy Road

Narborough, King's Lynn, PE32 1WF

This well presented family home is positioned at the start of a development of similar properties in the popular village of Narborough. The property was built approximately 6 years ago and has recently had both the family bathroom and the Master En-suite shower room refitted. The property comprises of a modern kitchen with a dining area leading to a downstairs cloakroom and utility. The lounge has patio doors leading to the rear enclosed garden which is mainly laid to lawn with a patio area. The first floor landing leads to a master bedroom with an En-suite shower room, 2 additional bedrooms and a family bathroom. Outside the front of property has a garage and parking for 2 cars plus gate access to the rear enclosed garden.

The village of Narborough benefits from a primary school and is located between the towns of Swaffam, Kings Lynn and Downham Market.



UPVC Double Glazed Door Leading to:

Entrance Hall

6' 1" x 6' 4" (1.85m x 1.93m) Staircase to first floor: Alarm panel. Consumer unit.

Kitchen/Dining Area

9' 5" x 18' 7" (2.87m x 5.66m) Two UPVC double glazed windows to side & one to front. Range of wall and base units with roll edge worktop over incorporating a one and a half bowl sink and drainer with a mixer tap. Integrated electric oven and hob with extractor hood. Peninsula. Storage cupboard. Door to utility room.

Utility Room

6' 2" x 5' 2" (1.88m x 1.57m) Gas combination boiler. Space for washing machine and tumble dryer. Single base unit with roll edge worktop over. Door to WC. Radiator. Door to side path & gate to parking area.

Cloakroom

2' 11" x 4' 10" (0.89m x 1.47m) WC. Wash hand basin within vanity unit. Radiator.

Lounge

10' 3" x 17' 6" (3.12m x 5.33m) UPVC double glazed window to front. Television wall unit. Television point. Two radiators. Electric fire. Double patio doors leading to outside patio.

Landing

UPVC window to side. Radiator. Loft hatch. Storage cupboard.

Bedroom 1

10' 7" x 18' 10" (3.23m x 5.74m) Max. UPVC window to front and rear: Two radiators.

En-suite

3' 10" x 7' 2" (1.17m x 2.18m) UPVC window to front. Black floor and wall tiles. Wash hand basin & WC within vanity unit. Walk in shower with black framed screen & rainfall shower with rinser tap and wall controls.

Bedroom 2

8' 5" x 10' 8" (2.57m x 3.25m) UPVC window to front. Radiator. Currently wardrobe area.

Bedroom 3

9' 3" x 7' 7" (2.82m x 2.31m) UPVC window to side. Radiator.

Bathroom

7' 2" x 6' 2" (2.18m x 1.88m) UPVC window to side. Black wall and floor tiles. Tall radiator. WC. Wash hand basin within vanity unit. Panelled bath with rainfall shower and wall controls. Extractor fan. Spotlights.

Garage & Parking

Up & Over door: Power. Space for two cars.

Front & Side

Side: Laid to lawn with shingle edging.

Front: Under canopy porch. Shingle around house.

Rear Garden

Brick wall and wooden fencing. Patio area. Lawned area. Shingled area. Outside lights. Outside power.

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.