

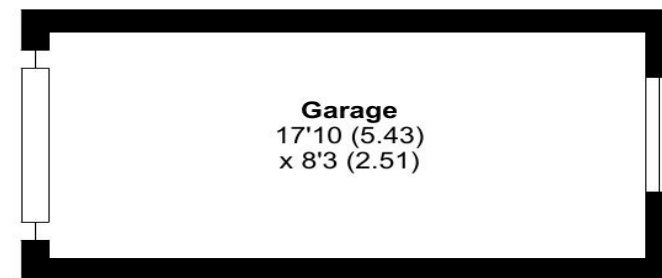
## Old Vicarage Park, Narborough, King's Lynn, PE32

Approximate Area = 860 sq ft / 79.8 sq m

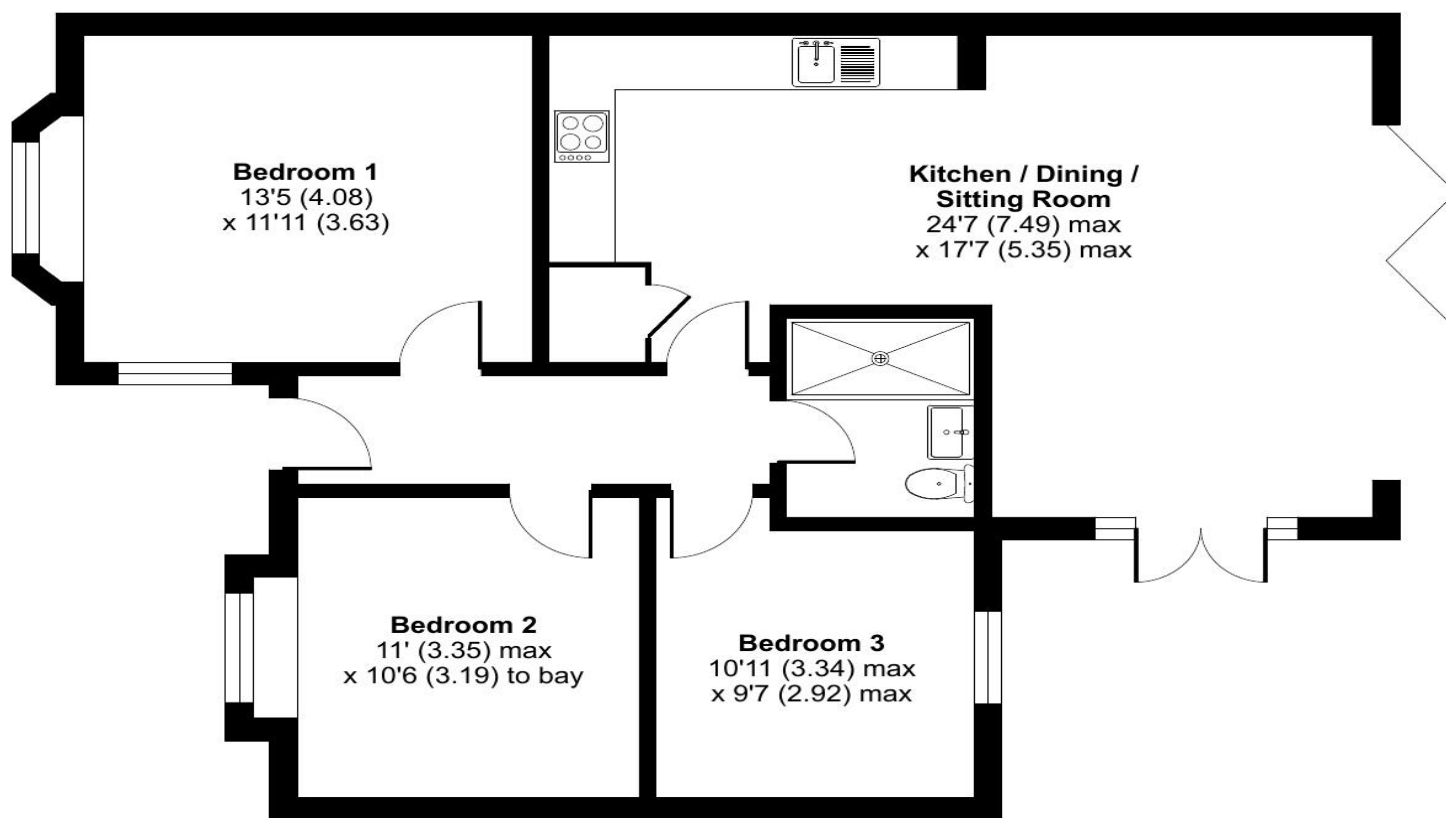
Garage = 147 sq ft / 13.6 sq m

Total = 1007 sq ft / 93.4 sq m

For identification only - Not to scale



**GARAGE**



**GROUND FLOOR**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Longsons. REF: 1339588



## Old Vicarage Park, Narborough, Kings Lynn, PE32 1TF

Extremely well presented, modern, spacious, extended detached three bedroom bungalow situated on a popular development in Narborough. This fantastic property offers open plan lounge/kitchen/dining room, modern shower room, garage, gardens, parking and UPVC double glazing. Viewing highly recommended!

**Offers Over £270,000 Freehold**

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH  
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Situated on a popular development in the Norfolk village of Narborough, Longsons are delighted to bring to the market this extremely well presented, spacious, extended detached three bedroom bungalow. This superb modernised property offers open plan lounge/kitchen/family room, modern shower room, garage, well presented gardens, oil fired central heating, parking and UPVC double glazing.

Viewing highly recommended!

Briefly, the property offers entrance hall, open plan lounge/kitchen/dining room, three bedrooms, shower room, garage, gardens, parking, 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 to front, wood effect tiles to floor, loft access, radiator.

#### Open Plan Lounge/Kitchen 24'7" (7.49m) Max x 17'7" (5.36m) Max

Modern fitted kitchen units to wall and floor, worksurface over, space for large range style oven and hob with extractor hood over, composite sink unit with mixer tap and drainer, space and plumbing for washing machine, space for tall upright fridge/freezer, integrated wine fridge, built in cupboard housing oil fired central heating boiler, double glazed bi-folding doors opening to rear garden, UPVC double glazed French doors opening to rear garden, vaulted ceiling to lounge area, wood effect tiles to floor.

#### Bedroom One

13'5" (4.09m) x 11'11" (3.63m)

UPVC double glazed bow window to front, radiator.

#### Bedroom Two

11'0" (3.35m) Max x 10'6" (3.2m)

#### Into Bay

UPVC double glazed bow window to front, radiator.

#### Bedroom Three

10'11" (3.33m) Max x 9'7" (2.92m) Max

UPVC double glazed window to rear, radiator.

#### Shower Room

Walk in double shower cubicle, wash basin, WC, brushed metal finish vertical radiator, wood effect tiles to floor, extractor fan.

#### Outside Front

Low maintenance front garden laid to shingle, driveway laid to block paving providing off road parking and access to garage, secure gated parking to side, outside lighting, gated access to rear garden.

#### Garage

17'10" (5.44m) x 8'3" (2.51m)

Main up and over door to front, window to rear, electric power and lights.

#### Rear Garden

Enclosed rear garden mainly laid to patio paving slabs, raised area laid to lawn, feature carp/fish pond with water feature, workshop/utility area to rear of garage, outside lights, wooden fence to perimeter, gated access to front.

#### Agents Note

EPC rating D64 (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.

- Extremely Well Presented Accommodation
- Three Bedroom Detached Bungalow
- Open Plan Lounge/Kitchen/Dining Room
- Energy Efficiency Rating D64
- Modern Shower Room
- Garage, Gardens & Parking
- Oil Fired Central Heating
- Popular Village Location

