

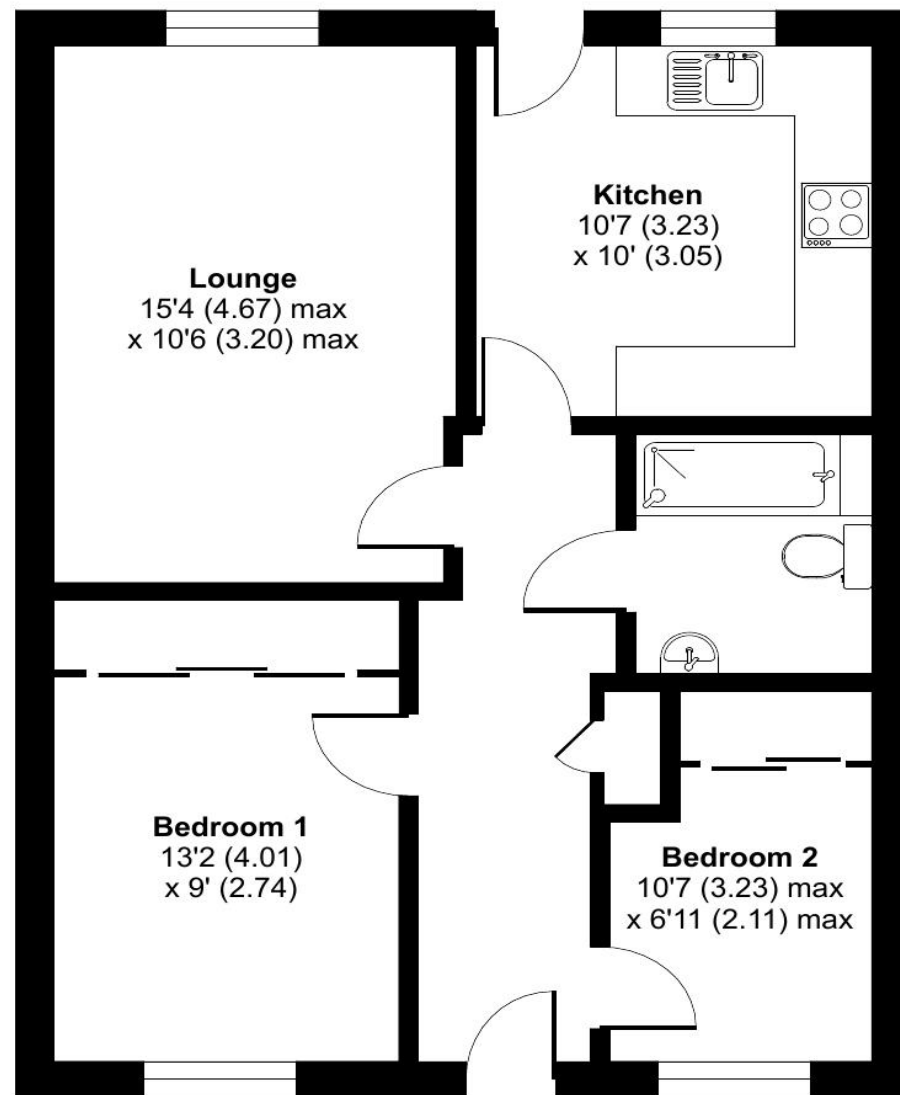
## Sandy Road, Narborough, King's Lynn, PE32

Approximate Area = 618 sq ft / 57.4 sq m

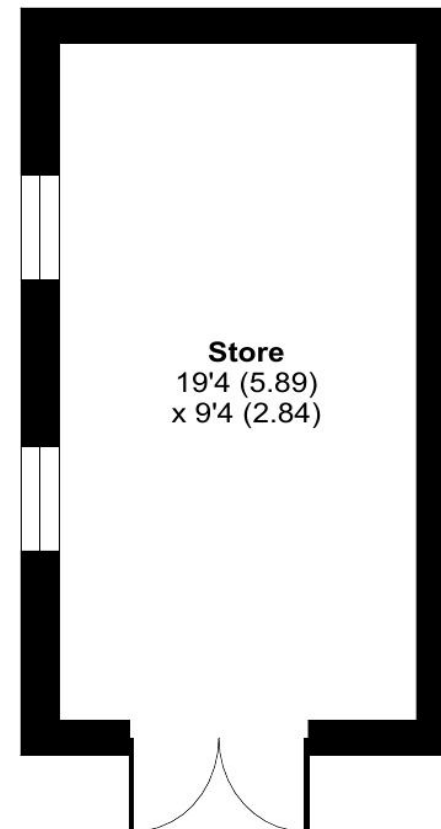
Outbuilding = 180 sq ft / 16.7 sq m

Total = 798 sq ft / 74.1 sq m

For identification only - Not to scale



GROUND FLOOR



OUTBUILDING



### Sandy Road, Narborough, Kings Lynn, PE32 1WF

Very well presented modern detached two bedroom bungalow situated on a popular development in the village of Narborough, Norfolk. This fantastic property offers off-road parking, carport, integrated appliances to kitchen, wooden workshop with power and lights, PV solar panels, gardens and GCH.

**Price £250,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Longsons. REF: 1310496



Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH  
Tel: 01760 721389 | Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
<https://www.longsons.co.uk>

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### Agent's Notes

EPC rating C76 (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.

- Two Bedroom Detached Bungalow
- Popular Village Location
- Off-Road Parking with Carport
- Energy Efficiency Rating C76
- Garden with Large Wooden Workshop
- Gas Central Heating and UPVC Double Glazing

Situated on a popular development in Narborough, Norfolk, Longsons are delighted to bring to the market this very well presented detached two bedroom bungalow. This fantastic property offers integrated appliances to kitchen, carport, off-road parking, gardens, PV solar panels, gas central heating and UPVC double glazing.

Briefly, the property offers entrance hall, lounge, kitchen, two bedrooms, bathroom, gardens with large wooden workshop, carport, additional off-road parking, gas central heating, PV solar panels, 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

Composite entrance door to front, built-in storage cupboard, tiles to floor, radiator, loft access.

### Lounge

UPVC double glazed window to rear, tiles to floor, modern wall mounted electric radiator.

### Kitchen

Fitted kitchen units to wall and floor, worksurface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated dishwasher, integrated electric oven and hob with extractor hood over, integrated fridge/freezer, composite entrance door opening to rear garden, UPVC double glazed window to rear, tiles to floor, radiator.

### Bedroom One

Fitted wardrobes, UPVC double glazed window to front, radiator.

### Bedroom Two

Fitted wardrobes, UPVC double glazed window to front, radiator.

### Bathroom

Bathroom suite comprising bath with shower over and shower screen, wash basin, WC, towel radiator, tiled splashback, extractor fan.

### Outside Front

Low maintenance front garden laid to granite chippings, driveway with carport providing covered off-road parking, outside lights, external power sockets, gated access to rear garden.

### Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, large wooden workshop with electric light and power, shrubs to raised borders, wooden garden shed, outside lights, outside tap, wooden fence to perimeter, gated access to front.

