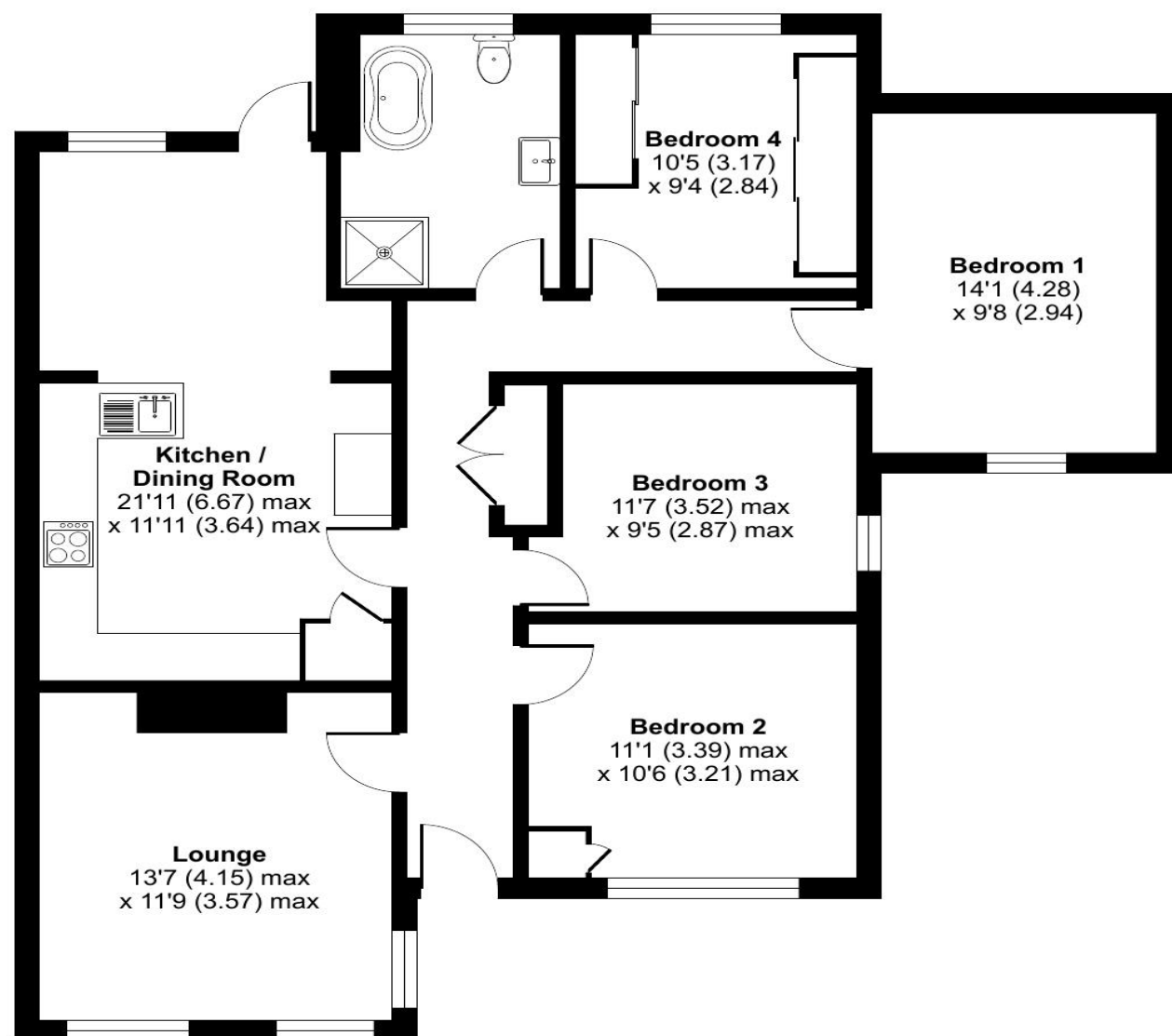


## Old Vicarage Park, Narborough, King's Lynn, PE32

Approximate Area = 1128 sq ft / 104.7 sq m

For identification only - Not to scale



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: 1314213



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

Delightful detached extended four bedroom bungalow situated on a corner plot in a cul-de-sac location within the village of Narborough. This very well presented property boasts two reception rooms, log burner, double glazing throughout, private enclosed rear garden, car port and off-road parking.

**Offers in Excess of £290,000 Freehold**

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





### Outside - Front

Front garden laid to low maintenance shingle, carport and concrete driveway to the side, parking for 3 to 4 vehicles, gated access to rear.

### Rear Garden

Enclosed rear garden laid to lawn, selection of shrubs and plants to beds, raised beds and borders, two paved patio seating areas, area to side laid to shingle, two wooden garden sheds with electric power, outside lights, wooden fence to perimeter, gated access to front.

### Agent's Note

EPC rating D62 (Full copy available on request)

Council tax band C (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.

- Extended Four Bedroom Bungalow
- Delightful Corner Plot in Cul-De-Sac Location
- Two Reception Rooms
- Energy Efficiency Rating D62
- Parking, Carport and Gardens
- Oil Central Heating and UPVC Double Glazing

Situated in the popular village of Narborough, on a corner plot in a cul-de-sac location Longsons are delighted to bring to the market this very well presented four bedroom extended detached bungalow. The property offers two reception rooms, log burner, double glazing throughout, private enclosed rear garden, car port and off-road parking.

Briefly, the property offers entrance hall, lounge, dining room, kitchen, four bedrooms, bathroom, parking, car port and gardens, oil central heating and UPVC double glazing.

Early viewing advised!

### 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

UPVC double glazed door to front, wood effect laminate to floor, built in storage cupboard, loft hatch, two radiators.

### Lounge

**13'7" (4.14m) x 11'9" (3.58m)**

Fireplace opening with inset log/multi fuel burner and ornate surround, UPVC double glazed window to corner and front, radiator.

### Kitchen/Dining Room

**21'11" (6.68m) x 11'11" (3.63m)**

Modern kitchen units to wall and floor with wood effect work surface over, built-in cupboard, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine and dishwasher, space for electric cooker with extractor hood over, tiled splashbacks, recessed spotlights to ceiling, tiles to floor, UPVC entrance door opening to rear garden, UPVC double glazed window looking out to rear garden, radiator.

### Bedroom One

**14'1" (4.29m) x 9'8" (2.95m)**

UPVC double glazed window to front, radiator, loft access.

### Bedroom Two

**11'1" (3.38m) x 10'6" (3.2m)**

UPVC double glazed window to front, built in storage cupboard, radiator.

### Bedroom Three

**11'7" (3.53m) x 9'5" (2.87m)**

UPVC double glazed window to rear, radiator.

### Bedroom Four

**10'5" (3.18m) x 9'4" (2.84m)**

UPVC double glazed window to side, radiator.

### Bathroom

Free standing bath with central taps, WC, wash basin, splashback, partly tiled walls, obscure glass UPVC double glazed window to rear, towel radiator.

