



THE STORY OF

17 Sandy Road

Narborough, Norfolk

SOWERBYS

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17 Sandy Road

Narborough, King's Lynn,
PE32 1WF

Modern Detached Family Home

Open-Plan Kitchen/Dining Room

Bright and Airy Sitting Room

Four Generous Bedrooms

Bathroom and En-Suite to Principal Bedroom

Garage and Off Road Parking

Enclosed South-Facing Rear Garden
and Dual Front Garden Areas

Under-Stair Storage, Airing Cupboard
and Partially Boarded Loft

Solar Panels

Lovely Walks on the Door Step

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“We love the view from the patio, looking down to the bottom of the garden.”

This much-loved home has been enjoyed from new for the past six years, situated on a recent development, with multiple open areas giving a feeling of spaciousness.

To the rear of the home is the open-plan kitchen/dining room, where there is plenty of space to cook, socialise, and enjoy each other's company. French doors open onto the patio so that you can invite the outside in, ideal for entertaining through the summer months.

For a quiet spot to retreat to, or perhaps enjoy a family games night, the sitting room feels bright, yet cosy.

On the first floor the well-lit landing gives access to the four bedrooms and the family bathroom. All of the bedrooms are generous in size, with two doubles and two large singles, whilst the principal bedroom comes with its own en-suite shower room too.

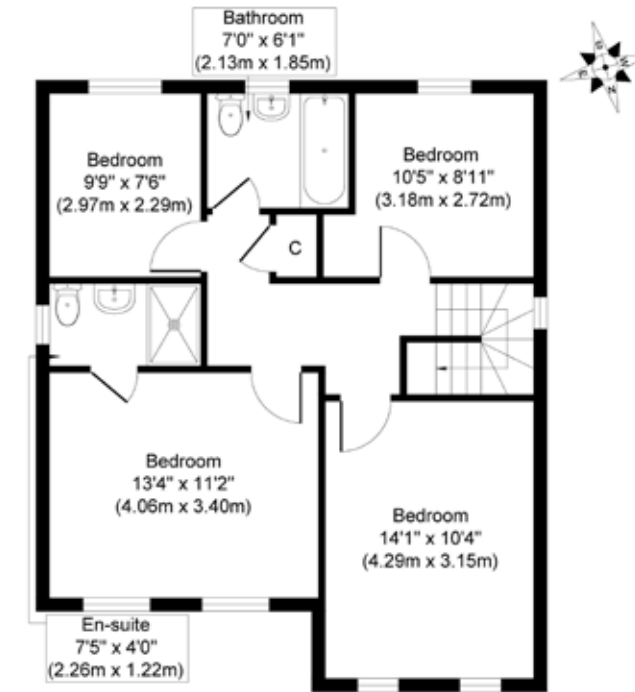




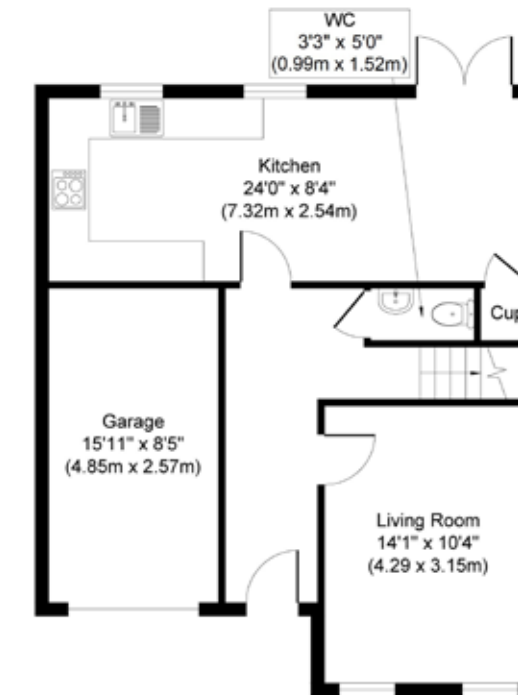
The outside space has been designed to be of low maintenance. To the front, the tarmac drive leading to the garage provides off road parking, whilst the adjacent lawn softens the frontage.

To the rear is one of the more generous gardens on this development, and it's south-facing too. With a patio area where you can enjoy summer barbecues, to a lawn for young ones to run around on, or perhaps the avid gardener could use this as their blank canvas, there's plenty of space to enjoy the outdoors.

This well-presented, modern home is situated on a fantastic plot with a large garden and is ready for someone new to make it their own.



First Floor
 Approximate Floor Area
 641 sq. ft
 (59.55 sq. m)



Ground Floor
 Approximate Floor Area
 641 sq. ft
 (59.55 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



Narborough

IN NORFOLK
IS THE PLACE TO CALL HOME



Narborough, Norfolk, is a charming village nestled in the heart of the picturesque Norfolk countryside.

With its rich history, natural beauty, and a strong sense of community, Narborough is a wonderful place to call home or visit.

Narborough boasts a fascinating history that dates back centuries. Visitors can explore historic landmarks such as the St. Mary's Church, a beautiful medieval parish church that showcases stunning architectural details. The village itself exudes a timeless charm, with its quaint cottages and traditional buildings that harken back to a bygone era.

Nature lovers will be captivated by Narborough's stunning surroundings. The village is surrounded by lush fields, meadows, and woodlands, making it an ideal destination for those who enjoy outdoor activities such as hiking, cycling, and bird-watching. The River Nar, which meanders through the area, adds to the village's natural allure.

Narborough is renowned for its close-knit community, where neighbors often come together for various events and activities. From local fairs and festivals to community clean-up efforts, residents take pride in maintaining the village's warm and welcoming atmosphere.

Despite its tranquil setting, Narborough is conveniently located near major transportation routes, making it easy to access nearby towns and cities. The market towns of King's Lynn and Swaffham are just a short drive away, offering a range of shopping, dining, and cultural experiences.

There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

The town also boasts a museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.



Note from the Vendor



Roydon Common is less than 10 miles away.

“Living here gave us more space and better access to outdoors, we especially love the various woods on our doorstep.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via calor gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 8693-9065-7539-9997-6933

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///instructs.veered.entrust

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SOWERBYS



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