



27 Sandy Road, Narborough

£115,000 Leasehold

Positioned in the heart of Norfolk, this exquisite three-bedroom semi-detached house presents a prime real estate opportunity suitable for both first-time homebuyers and astute investors. Boasting a 50% shared ownership, this property offers a chance to step onto the property ladder or expand your investment portfolio with a modern and well-maintained residence.

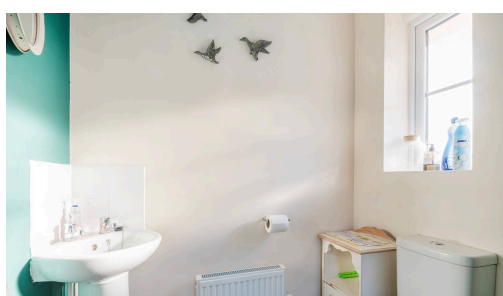
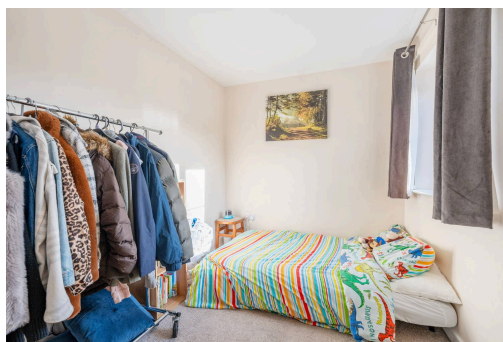
Location

Nestled in the charming village of Narborough, Sandy Road enjoys a tranquil yet well-connected location in the heart of Norfolk. The property is situated in a picturesque residential area, just moments from scenic countryside walks and the serene Nar Valley Way. Narborough offers a friendly village atmosphere, complete with a local pub, a primary school, and a well-stocked convenience store. For commuters and shoppers alike, the nearby A47 provides quick access to King's Lynn, with its array of amenities, and Norwich, a bustling city rich in culture and history. Whether you seek the peaceful rhythms of rural living or the convenience of modern connections, this location truly offers the best of both worlds.



Sandy Road

Upon entry, you are greeted by the welcoming ambience of the hallway, where a convenient ground-floor WC is located to the right. Continuing into the home, the lounge beckons with ample natural light filtering through the windows, leading seamlessly into the contemporary open-plan kitchen and dining area.



The kitchen showcases a sleek design with a comprehensive array of fitted units, work surfaces, and modern appliances, providing a delightful space for culinary endeavours and shared meals with loved ones.

Ascending the stairs to the first floor, three generously appointed bedrooms await, alongside a tastefully designed family bathroom featuring a suite comprising close-coupled w.c., pedestal hand wash basin, and a luxurious bath with a shower attachment and screen. The property is further enhanced by the inclusion of solar panels, ensuring energy efficiency and cost savings for the discerning homeowner.

Externally, the front of the residence features a low-maintenance garden with lush shrub borders, leading to a driveway offering off-road parking for up to two vehicles. A timber gate grants access to the secluded rear garden, a tranquil oasis with a mix of lawn, paved patio, and timber decked seating areas, bordered by plant beds and a handy garden storage shed - a serene retreat perfect for outdoor relaxation and entertaining.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Please note the property is being sold shared ownership, with £330 additional rent to pay for the 50% unowned share

Council Tax band: C

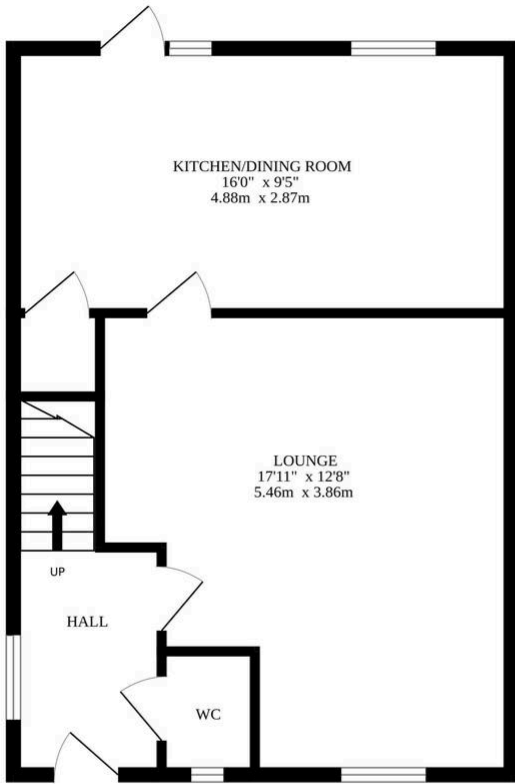
Tenure: Leasehold

EPC Energy Efficiency Rating: B

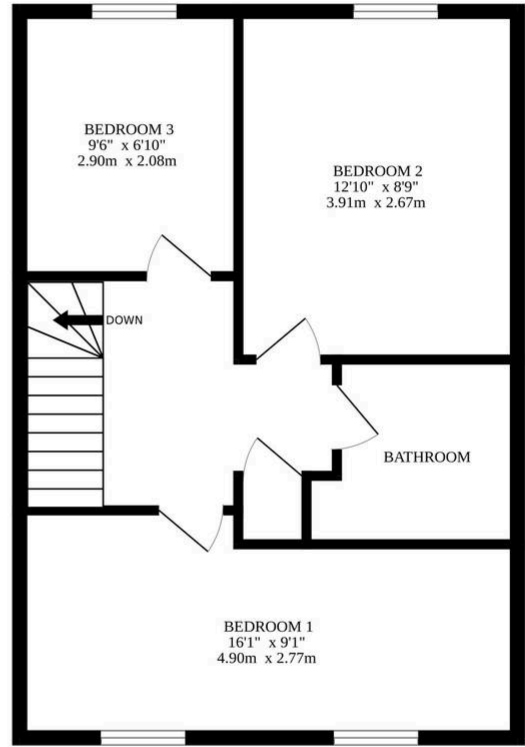
EPC Environmental Impact Rating: B



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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