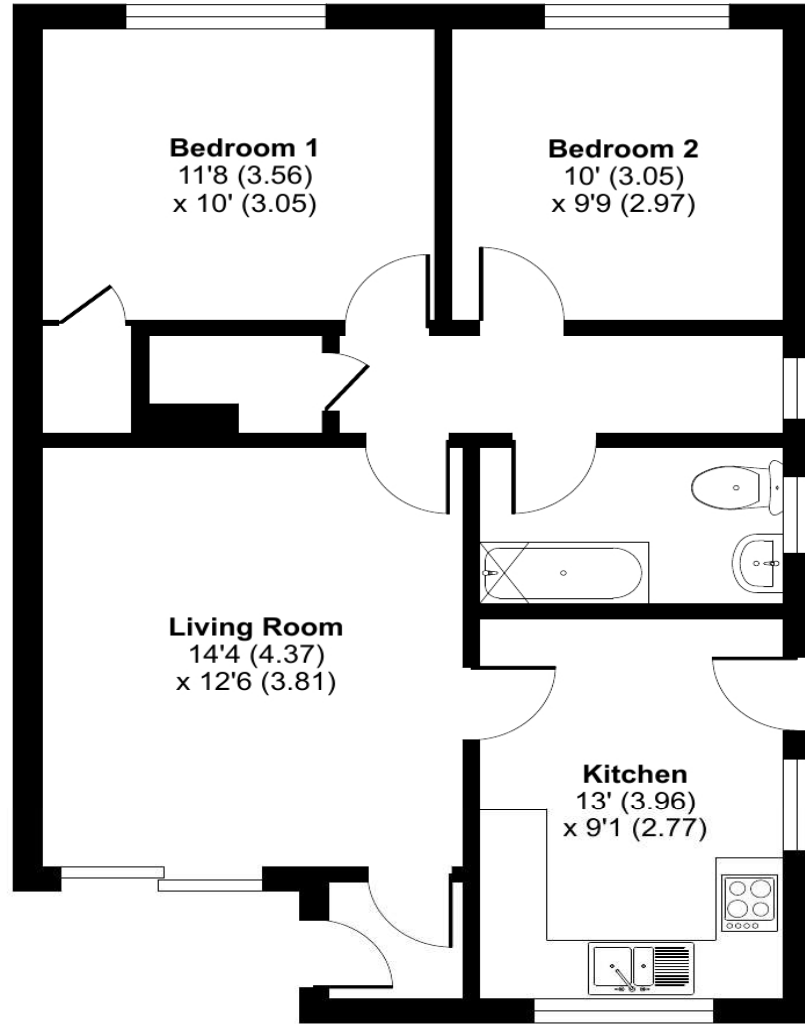
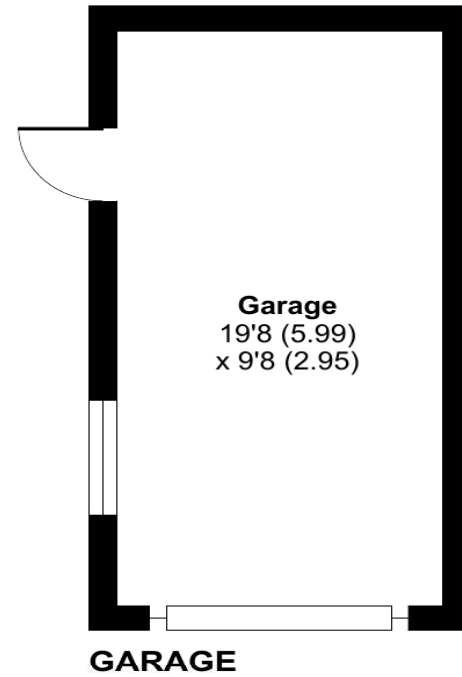


Westfields, Narborough, King's Lynn, PE32

Approximate Area = 694 sq ft / 64.4 sq m
Garage = 190 sq ft / 17.6 sq m
Total = 884 sq ft / 82 sq m
For identification only - Not to scale



GROUND FLOOR



Westfields, Narborough, Kings Lynn, PE32 1SX

Detached two bedroom bungalow situated on a popular development in Narborough. The property offers garage, gardens, parking, oil central heating and UPVC double glazing.

Offered Chain Free!

Offers in the Region of £220,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Longsons. REF: 1134377





Garage
19'8" (5.99m) x 9'8" (2.95m)

Double doors to front entrance, door opening to rear garden, UPVC double glazed window to side aspect, electric lights and power.

Outside Front

Front garden laid to lawn, driveway providing off road parking for several vehicles, outside lights, outside tap, gated access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, wooden fence to perimeter, gated access to side.

Agent's Notes

EPC rating E47 (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.

- Detached Bungalow
- Two Bedrooms
- Garage
- Gardens and Parking
- UPVC Double Glazing
- Oil Fired Central Heating

Situated on a popular development in Narborough, Longsons are delighted to bring to the market this well presented, detached two bedroom bungalow. The property offers garage, gardens, parking, oil central heating and UPVC double glazing. Available chain free, viewing highly recommended.

Briefly, the property offers entrance hall, lounge, inner hall/study area, kitchen, two bedrooms, bathroom, 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

UPVC entrance door to front aspect, radiator.

Lounge

14'4" (4.37m) x 12'6" (3.81m)
 UPVC double glazed patio doors opening to front aspect, radiator.

Kitchen

13'0" (3.96m) x 9'1" (2.77m)
 Fitted kitchen units to walls and floor complemented by a work surface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven and hob with extractor hood over, integrated washing machine, space for large American style fridge/ freezer, integrated fridge, UPVC double glazed window to front aspect, UPVC double glazed entrance door to side aspect, tiled splashback.

Inner Hall/Study Area

Fitted desk, built-in storage cupboard, UPVC double glazed window to side aspect, radiator.

Bedroom One

11'8" (3.56m) x 10'0" (3.05m)
 Built-in cupboard, UPVC double glazed window to rear aspect, radiator.

Bedroom Two

10'0" (3.05m) x 9'9" (2.97m)
 UPVC double glazed window to rear aspect, radiator.

Bathroom

Bath with electric shower over and shower screen, washbasin, WC, tiled splashback, obscure glass UPVC double glazed window to side aspect, tiles to floor, radiator.

