

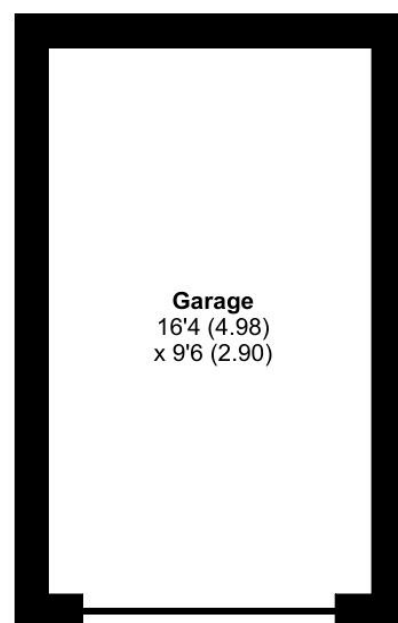
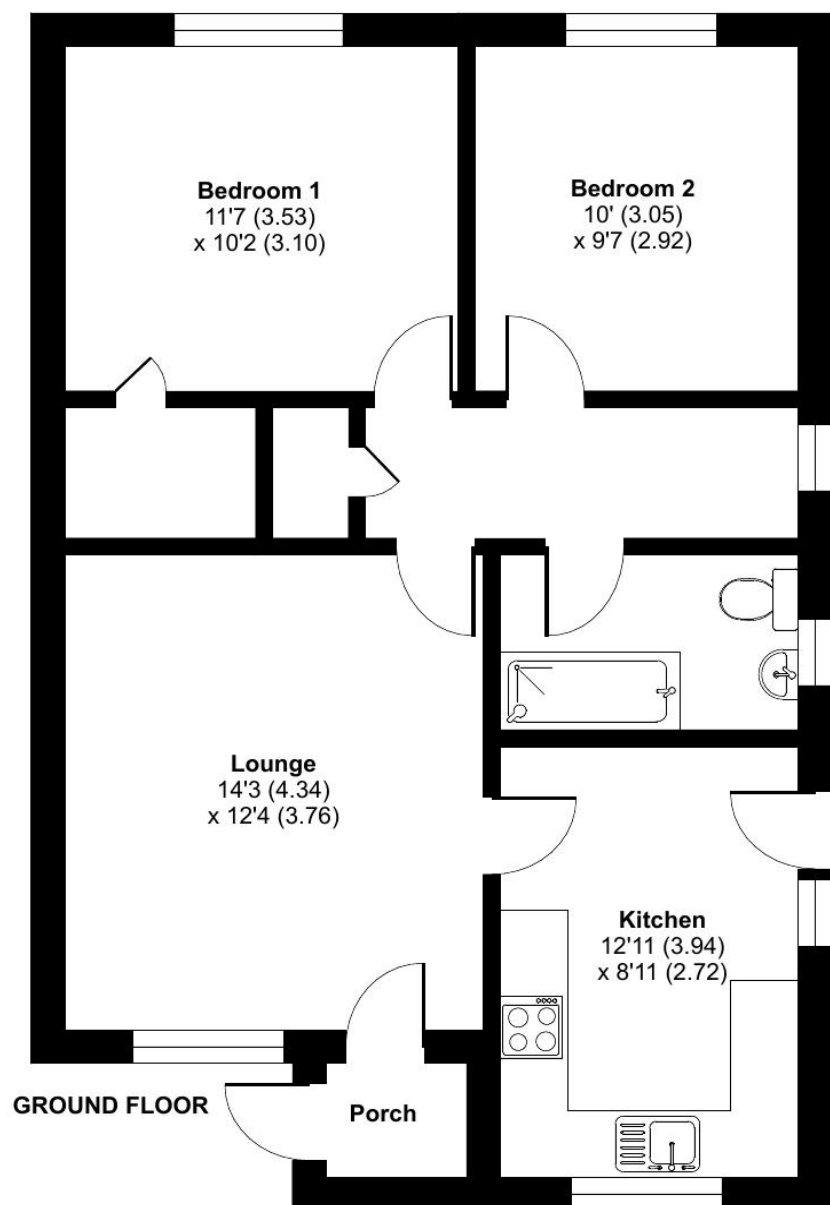
## Westfields, Narborough, King's Lynn, PE32

Approximate Area = 703 sq ft / 65.3 sq m

Garage = 156 sq ft / 14.4 sq m

Total = 859 sq ft / 79.8 sq m

For identification only - Not to scale



### Westfields, Narborough, Kings Lynn, PE32 1SX

**CHAIN FREE!**

Well presented, detached two double bedroom bungalow situated in the popular village of Narborough. The property would suit a variety of buyers and boasts hard flooring throughout, energy saving electric heaters, easy access to the A47, garage, gardens and parking!  
Viewing recommended!

**Offers in Excess of £200,000 Freehold**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Longsons. REF: 1297029



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#### Bedroom One

**11'7" (3.53m) x 10'2" (3.1m)**

UPVC double glazed window to rear, built-in cupboard, electric heater.

#### Bedroom Two

**10'0" (3.05m) x 9'7" (2.92m)**

UPVC double glazed window to rear, electric heater.

#### Bathroom

Bathroom suite comprising; bath, wash basin, WC, towel radiator, obscure glass UPVC double glazed window to side.

#### Outside Front

Front garden laid to low maintenance shingle, mature shrubs to borders, driveway providing off road parking and access to garage, access to rear garden.

#### Rear Garden

Paved area to side and back, area laid to lawn, shrubs and trees to beds and borders, wooden fence to perimeter.

#### Garage

**16'4" (4.98m) x 9'6" (2.9m)**

Main wooden double doors to front.

#### Agents Note

EPC rating F37 (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.

- Recently Updated Detached Bungalow
- Two Double Bedrooms
- Quiet Sought After Village Location
- Energy Efficiency Rating F37
- Easy Access to the A47
- Garage, Parking and Gardens
- UPVC Double Glazing and Energy Efficient Electric Heating
- Offered Chain Free!

Situated within easy reach of the A47 in the popular village of Narborough, Longsons are delighted to bring to the market this well presented two double bedroom bungalow. The property would suit a variety of buyers and offers hard flooring throughout, energy saving electric heaters, neutral decoration, garage, gardens and parking!

Offered for sale CHAIN FREE!

Briefly, the property offers entrance porch, lounge, kitchen, inner hall, two double bedrooms, bathroom, gardens, garage, parking, energy saving electric heating and UPVC double glazing.

#### NARBOROUGH

Narborough is situated just off the A47 between King's Lynn & Swaffham. This peaceful village has a primary school, Cantonese restaurant, church, trout fishing lakes and mill, 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 (12mins) & Kings Lynn (35mins).

#### Entrance Porch

Entrance door to side.

#### Lounge

**14'3" (4.34m) x 12'4" (3.76m)**

Entrance door to front, UPVC double glazed window to front, electric heater.

#### Kitchen

**12'11" (3.94m) x 8'11" (2.72m)**

Fitted kitchen units to walls and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, space for electric cooker, space and plumbing for washing machine, tiled splashback, UPVC double glazed window to front and side, door leading to rear garden.

#### Inner Hall

Built-in storage cupboard, UPVC double glazed window to side.

