



Westfields, Narborough - PE32 1SX

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Westfields

Narborough, King's Lynn

Nestled on a peaceful street, this MODERNISED DETACHED BUNGALOW is the epitome of COSY LIVING. As you step through the WELCOMING HALL ENTRANCE with tiled flooring, you are greeted by a 14' SITTING ROOM boasting a feature FIREPLACE and MEDIA WALL. The 11' RE-FITTED KITCHEN is a culinary dream, complete with APPLIANCES and a HANDY PANTRY for all your STORAGE needs. TWO DOUBLE BEDROOMS await, adorned with FITTED CARPET for that extra touch of comfort. The re-fitted FAMILY BATHROOM offers both STORAGE SPACE and a luxurious RAINFALL SHOWER. Outside, a large block paved and brick-weave DRIVEWAY beckons you home, leading to an ENCLOSED and PRIVATE GARDEN where relaxation takes centre stage.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Modernised Detached Bungalow
- Welcoming Hall Entrance with Tiled Flooring
- 14' Sitting room with Feature Fireplace & Media Wall
- 11' Re-fitted Kitchen with Appliances & Pantry
- Two Double Bedrooms with Fitted Carpet
- Re-fitted Family Bathroom with Storage & Rainfall Shower
- Large Block Paved & Brick-weave Driveway
- Enclosed & Private Garden

A picturesque and well-connected community in the heart of Norfolk, Narborough is set amidst scenic countryside. Within the village itself, you will find a variety of local facilities including a well-stocked village shop, a welcoming church, and the beautiful Narborough Hall Gardens. For those who enjoy the outdoors, Narborough is a true haven. The village is set along the banks of the River Nar, offering beautiful riverside walking paths that meander through tranquil landscapes, perfect for nature lovers, dog walkers, or anyone who appreciates the serenity of the Norfolk countryside.



SETTING THE SCENE

Set back from the road and screened behind high level hedging, a block paved driveway offers tandem parking with a further area of shingle parking adjacent. Wrought iron double gates open up to a brick-weave driveway where the rear garden and detached garage can be found.

THE GRAND TOUR

Stepping inside, the hall entrance is finished with tiled flooring underfoot, creating a functional meet and greet space with doors leading to the bedroom, kitchen and living accommodation - with an attractive contemporary décor including an anthracite column radiator. The accommodation starts with the main sitting room with a large picture window to front, feature fireplace and media wall, with wood effect flooring underfoot. The kitchen offers a re-fitted high gloss range of wall and base level units with integrated cooking appliances including an inset electric ceramic hob and built-in high level electric double oven with extractor fan whilst tiled splash-backs run around the work surface and tiled flooring continues underfoot. Space is provided for a washing machine, whilst a fridge freezer and dishwasher are integrated. A built-in pantry cupboard sits to one corner with a rear facing window and door leading to the garden. The two bedrooms are both finished with fitted carpet underfoot and uPVC double glazing, whilst both being comfortable double bedrooms in size. Completing the property is a re-fitted family bathroom offering fully tiled walls, large panelled shower bath with a thermostatically controlled twin head rainfall shower, with useful storage under the hand wash basin and tiled flooring underfoot.

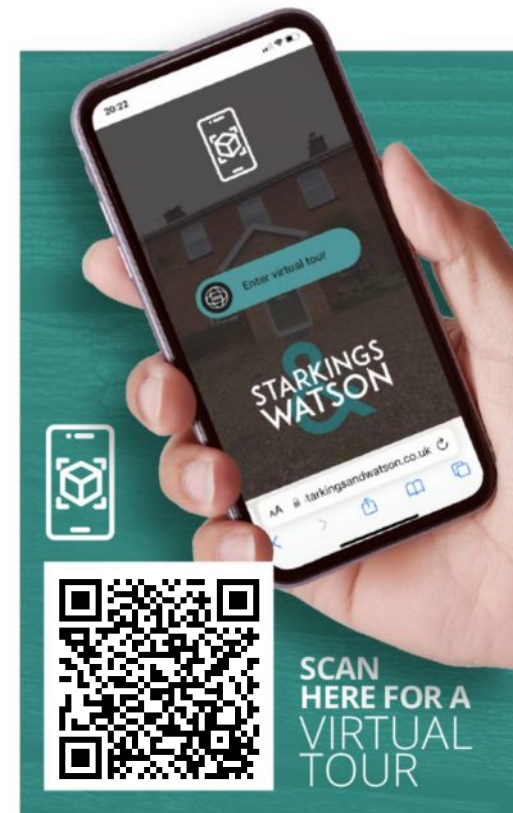
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



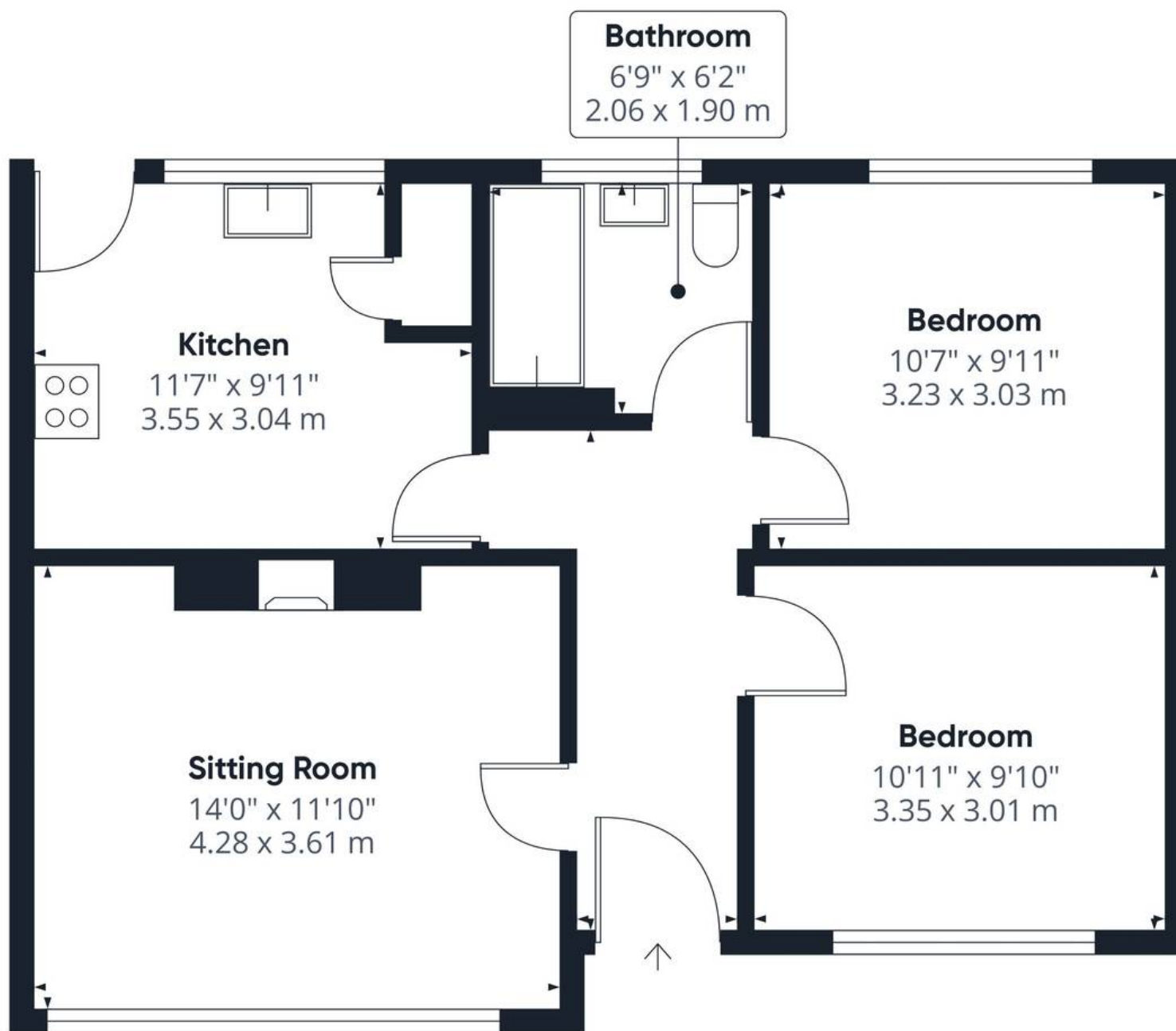




THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panel fencing and wrought iron gated access to front. Laid to lawn, a variety of mature planting and shrubbery can be found to the borders, with a fantastic sized patio seating area and useful timber built storage shed. The garage is adjacent and is accessed via an up and over door to front.





Approximate total area⁽¹⁾

609 ft²

56.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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