

LANDLES



43 Eastfields | Narborough | King's Lynn



The well-maintained, detached 3 bedroom bungalow situated at the end of a cul-de-sac of similar style properties in Narborough.
*Offered to the market for the first time in many years with
No Onward Chain*

Purchase Price £265,000

Folio: E/204ts



- Entrance Porch
- Living Room / Diner
- Kitchen
- Study
- Conservatory
- 3 Bedrooms



- Bathroom
- Front & Rear Gardens
- Off Street Parking
- Oil Fired Rad CH
- Cul-De-Sac Location
- No Onward Chain

Narborough is a moderate sized village conveniently located off the A47 trunk road, between the West Norfolk market towns of King's Lynn and Swaffham. The village provides residents with rural living whilst still being within a short drive of amenities including supermarkets, restaurants and retailers in the forementioned towns.

43 Eastfields is a detached 3 bedroom bungalow situated on a quiet cul-de-sac of similar style bungalows. Having been in the same ownership for many years, the property has been well maintained with double glazing throughout, a recently replaced conservatory roof and delightful gardens. The internal accommodation comprises;

Entrance Porch 6' 2" x 5' 4" (1.88m x 1.63m)

With double glazed entrance door with glazed panel at side, laminate floor and radiator with thermostat.

Living / Dining Room 23' 5" x 17' 11" (7.14m x 5.46m)

(max / L-Shaped)

Dual aspect with bay window to front, sliding patio door to the conservatory at rear, feature fireplace with pine surround and electric fire, BT telephone point, 2 radiators and room thermostat.

Kitchen 12' 8" x 8' 2" (3.86m x 2.49m)

With fitted wall and base units, fitted worktops, 1 & ½ bowl sink with drainer and monobloc tap, tiled surrounds, point & space for an electric cooker with extractor above, point & space for a washing machine, storage cupboard, radiator with thermostat and door to rear garden.

Conservatory 17' x 7' 4" (5.18m x 2.24m)

With tiled floor, French doors to the garden and radiator with thermostat. Replacement roof completed 2023.

Study 11' 2" x 8' (3.4m x 2.44m)

With radiator, BT telephone point and personal door to the garage.

Internal Hallway

With 3x storage cupboards housing hot water cylinder and hatch to roof space.

Bedroom 1 11' 11" x 10' 1" (3.63m x 3.07m)

With radiator.

Bedroom 2 11' 2" x 10' 1" (3.4m x 3.07m)

With fitted wardrobes and radiator.

Bedroom 3 8' 7" x 8' 1" (2.62m x 2.46m)

With radiator.

Bathroom 7' 9" x 7' 6" (2.36m x 2.29m) (max)

With low level WC, vanity basin unit with cupboard space under, panelled bath with electric shower above, bathroom wall panelling, extractor and towel radiator.

Garage 17' 3" x 8' 8" (5.26m x 2.64m)

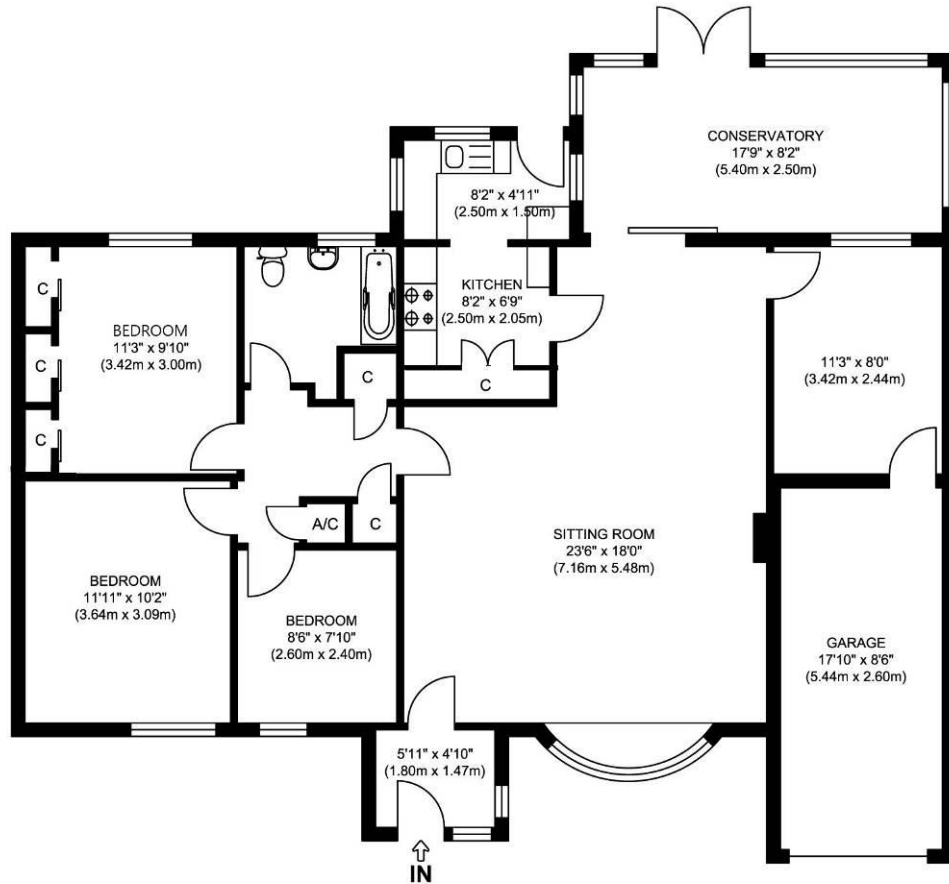
With electric roller door, oil fired boiler, lighting and power.

Outside

Having been well maintained, the gardens are a particular feature. With a large frontage, the property is well set back from the cul-de-sac with lawn, planted borders and paved driveway suitable for several vehicles and providing vehicular access to the garage. There is access down the side of the property to the rear. The West facing rear garden benefits from a modern, paved patio which spans the width of the bungalow. There is a further lawned area with planted borders around the perimeter.







TOTAL APPROX FLOOR AREA OF HOUSE 1339.35 SQ.FT. (124.43 SQ. M.)

43 Eastfields Narborough PE32 1ST

Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services Mains water, electricity and drainage are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "C" with a current annual charge of £1,915.21, 2024/2025.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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