



Eastfields, Narborough, King's Lynn, PE32 1SS

welcome to

Eastfields, Narborough, King's Lynn

William H Brown are delighted to offer to market this detached three bedroom bungalow, sat on a spacious corner plot, situated in the popular village of Narborough. Viewing highly recommended! No onward chain.



Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Entrance Porch

UPVC double glazed entrance door, UPVC windows

Entrance Hall

UPVC double glazed door to porch, parquet floor, loft access, radiator, storage cupboard x2

Lounge/Diner

18' x 13' (5.49m x 3.96m)

Two double glazed windows to front and side, fireplace with electric fire, parquet flooring, two radiators

Kitchen

13' 4" x 7' 11" (4.06m x 2.41m)

Wall and base units, worktops, sink and mixer tap, double oven, electric hob with extractor hood, space for undercounter fridge, space for washing machine, windows to rear, radiator

Bedroom One

11' 5" x 11' 1" (3.48m x 3.38m)

Double glazed window to front, parquet flooring, radiator

Bedroom Two

12' x 10' (3.66m x 3.05m)

Double glazed window to front, parquet flooring, radiator

Bedroom Three

10' 11" x 8' 1" (3.33m x 2.46m)

Double glazed window to side, parquet flooring, radiator

Bathroom

Bath with mixer tap and shower overhead, hand wash basin, low level WC, fully tiled, radiator, window to rear

Outside

Driveway providing off road parking, car port and garage. Gardens wrap around the property, mainly laid to lawn with mature shrubs plants and trees, shingled area, garden shed and summer house



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Eastfields, Narborough, King's Lynn

- Detached bungalow on a generous corner plot
- Three bedrooms
- No onward chain
- Well maintained gardens
- Garage, car port and parking

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers in excess of

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN118836 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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