



**Westfields, Narborough, PE32 1SY**



**welcome to**

**Westfields, Narborough**

>> FOR SALE BY AUCTION! GUIDE PRICE £220,000. 3 bedroom detached bungalow, within the sought-after village of Narborough. Benefitting from a tandem garage along with a further single garage, large lounge, sun room, three toilets, separate dining room, off road parking for several vehicles.



## Accommodation:

Part glazed external entrance door opening to:

### Study/Conservatory

Of UPVC and brick base construction with tiled flooring, ceiling fan light, power sockets, UPVC double glazed window to the side

### Inner Hall

Radiator, loft access, carpet flooring, storage cupboard, doors opening to kitchen, bedroom 1, bedroom 2, family bathroom and further door opening to:

### Lounge

16' 4" x 12' ( 4.98m x 3.66m )

Feature fireplace with decorative hearth and surround, ceiling fan light, carpet flooring, telephone point, UPVC double glazed window to the front aspect.

### Kitchen

9' 11" x 9' 9" ( 3.02m x 2.97m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, built-in electric oven and hob with cooker hood over, space for an under counter fridge, space and plumbing for washing machine, wall mounted radiator, UPVC double glazed windows and door opening to the dining room.

### Dining Room

20' 2" x 8' ( 6.15m x 2.44m )

Birch base and wooden construction. Radiator, carpet flooring, telephone points, UPVC double glazed windows to side aspect. Door opening to:

### Bedroom 3

10' 10" x 8' 2" ( 3.30m x 2.49m )

Off of the dining room, the bedroom comprises wall mounted radiator, carpet flooring, UPVC double glazed window to front aspect.

### Bedroom 1

13' 1" x 9' 9" ( 3.99m x 2.97m )

Radiator, carpet flooring, ceiling fan light, corner shower cubicle with electric spa shower, UPVC double glazed window to the rear.



### Bedroom 2

10' x 9' 5" ( 3.05m x 2.87m )

Radiator, carpet flooring, hand wash basin with storage under, low level w.c, UPVC double glazed window to the rear.

### Bathroom

Suite comprising low level w.c, hand wash basin and Spa corner bath mixer taps and wall mounted electric shower over, fully tiled walls, tiled flooring, UPVC double glazed window to the front porch.

### Shower Room

4-piece suite comprising low level w.c, hand wash basin and Spa corner shower cubicle with shower over, part tiled walls, UPVC double glazed window to the side porch.

### Sun Room

Accessed from the garden only, of timber construction with windows overlooking the garden.

### Outside

To the front of the bungalow, there is an established lawned garden area with a selection of young trees and a pathway leads to the main entrance door and garages. Two long driveways offer ample off road parking and lead to the garage doors.

The lawned gardens continue to the side of the property and lead to the rear garden, which is also laid mainly to lawn, interspersed with various junior trees and shrubs, giving a good degree of privacy to the occupants. The well-stocked borders are interspersed with some plant beds and potted flowers.

### Garage 1

36' 6" Max x 10' 8" Max ( 11.13m Max x 3.25m Max )

Up & over front door, power & lighting, personal door into tandem garage

### Tandem Garage

18' 10" x 9' 4" ( 5.74m x 2.84m )

Electric roller door, power & lighting, UPVC double glazed window and personal door to the garden.

### Location

Narborough is a popular village located just 3 miles from the historic market town of Swaffham, with its own well-regarded primary school,

shop, church, a variety of businesses including car repairs, upholstery shop and a car dealer, and is also on an excellent bus route. Narborough is situated on the River Nar and is renowned locally for its trout fisheries and picturesque Georgian water mill. There is also a Chinese restaurant, community centre and social club with a large playing field and children's play area. Swaffham itself has all the amenities one would expect from a thriving town with facilities including doctors and dental surgeries, public library, sports centre, supermarkets and small independent shops, the well renowned Saturday market and the imposing church of Saint Peter and St Paul at the heart of the town. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market, King's Lynn and Watlington.

### Council Tax Band

This property is Council Tax band B.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

### Important Notice

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

### The Guide Price

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.



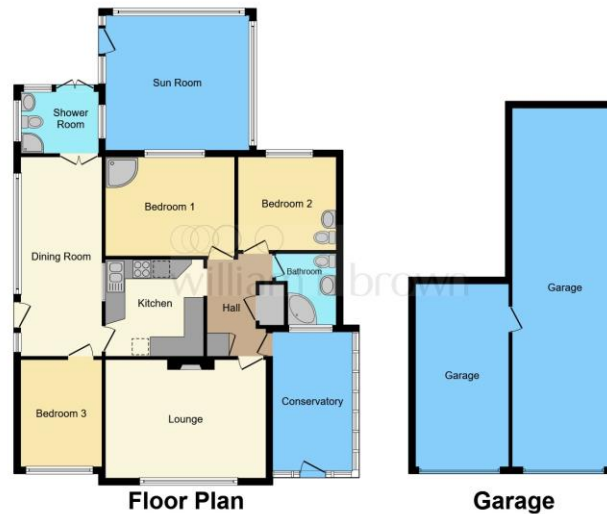
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## welcome to Westfields, Narborough

- For Sale by Auction on Tuesday 16th December
- GUIDE PRICE £220,000
- Extended & versatile 3 bedroom detached bungalow
- En suite shower cubicle to bedroom 1, w.c and hand wash basin to bedroom 2
- LP gas heating and UPVC double glazed windows throughout

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

guide price  
**£220,000**



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

### directions to this property:

Upon entering Narborough from the Swaffham/A47 direction, proceed along Swaffham Road and continue into the village, taking the left hand turn onto Chalk Lane. Proceed and take the right hand turn onto Westfields. Continue along, taking the second left hand turn and then take the first right hand turn. The property will be found on the right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110288 - 0009

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