



**Westfields, Narborough King's Lynn PE32 1SX**

**welcome to**

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

A spacious 3 bedroom detached bungalow, occupying a lovely position within the sought-after village of Narborough. Benefitting from ample off-road parking, a carport and single garage, along with a three bathroom/shower rooms, further loft room, beautiful garden and more!





**Accommodation:**

Part glazed composite external entrance door opening to:

**Kitchen / Dining Room**

10' 10" Max x 22' 2" ( 3.30m Max x 6.76m )

A comprehensive range of wall and floor mounted fitted Shaker style kitchen units with work surfaces over, inset 1 1/2 bowl sink and drainer with swan-neck mixer tap, tiled splash backs, Integrated double eye-level oven, electric hob with cooker hood over, integrated fridge-freezer, integrated dishwasher, space and plumbing for a washing machine, inset ceiling spotlights and skylight, smooth ceilings, breakfast bar, UPVC double glazed window to the side aspect, part glazed entrance door opening to the side, television point, bi-folding doors opening to the garden.

**Inner Hall**

Radiator, carpet flooring, storage cupboard and further airing cupboard, doors opening to the three bedrooms, family bathroom and the lounge.

**Lounge**

14' 5" x 11' 8" Min ( 4.39m x 3.56m Min )

Feature fireplace with inset wood burning stove, television point, wood effect flooring, two vertical radiators, dual aspect with UPVC double glazed window to the front aspect.

**Bedroom 1**

13' 11" Max x 10' 10" ( 4.24m Max x 3.30m )

Television point, carpet flooring, radiator, UPVC double glazed window to the front aspect.

**En Suite Shower Room**

Suite comprising low level w.c, vanity hand wash basin with storage under, shower cubicle with shower boarding and mains connected shower, heated towel rail, tiled flooring, inset ceiling spotlights, extractor fan.

**Bedroom 2**

11' 10" x 10' 1" ( 3.61m x 3.07m )

Radiator, carpet flooring, television point, UPVC double glazed window overlooking the rear aspect.

**Bedroom 3**

9' x 8' 5" ( 2.74m x 2.57m )

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

**Family Bathroom**

Suite comprising low level w.c, vanity hand wash basin with storage under, panelled 'P' shaped bath with central mixer tap and shower attachment, fitted cabinet, part tiled walls, heated towel rail, inset ceiling spotlights, extractor fan, UPVC double glazed obscure glass window to the side aspect.

**Loft Room**

18' 3" x 13' 6" Max ( 5.56m x 4.11m Max )

Radiator, carpet flooring, television point, two Velux windows, door opening to:

**First Floor Bathroom**

Suite comprising low level w.c, hand wash basin with splash backs, panelled bath with mixer tap and hand held shower attachment, part tiled walls, tiled flooring, Velux window.

**Outside**

The property is approached from the road via a block-weave driveway, to a spacious off-road parking area, a brick wall front boundary with hedging. A five bar timber gate opens to the carport and gives access to the main entrance door. The remaining part of the front garden has been hard landscaped to give extra off road parking.

The rear garden, which has been beautifully landscaped, being laid partly to artificial turf along with a paved patio seating areas and feature fish pond, the garden is home to a variety of plants and flowers, the garden is completed by a timber garden shed, the oil tank and enclosed by retained fencing.

**Detached Single Garage**

Electric roller door, power sockets, lighting and UPVC

double glazed window to the rear, 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 premier shop 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 C.

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

**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 right hand turn onto Westfields. Continue along, taking the second left hand turn where the property will be found at the end of the road on the left hand side.



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## Westfields, Narborough King's Lynn

- 3 Bedroom detached bungalow
- Presented in excellent order throughout
- A further loft room, an en suite shower room and two bathrooms
- Open plan kitchen/diner
- Oil fired radiator central heating, UPVC double glazed windows and was fully rewired in 2022

Tenure: Freehold EPC Rating: E



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

offers in excess of  
**£325,000**



Please note the marker reflects the  
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Property Ref:  
SFM110361 - 0004

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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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