



**Westfields, Narborough, PE32 1SY**

**welcome to**

**Westfields, Narborough**

>>NO ONWARD CHAIN - A lovely 2 double bedroom detached bungalow, located within the sought-after village of Narborough. Boasting a modern fitted kitchen & bathroom, good size lounge/dining room, conservatory, front & rear gardens, garage & driveway providing off-road parking!



**Accommodation:**

Part glazed external entrance door opening to:

**Entrance Porch**

Carpet flooring, UPVC double glazed windows to the front, internal door opening to:

**Entrance Hall**

Carpet flooring, radiator, loft access, storage cupboard and doors opening to both bedrooms, the bathroom, kitchen and a further door opening to:

**Lounge / Dining Room**

Radiator, television point, carpet flooring, space for a dining table, dual aspect UPVC double glazed windows to the front and side aspect, UPVC double glazed doors opening to the garden..

**Kitchen**

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap over, tiled splash backs and surrounds, integrated eye-level electric double oven, electric ceramic hob with wall mounted extractor hood over, space for fridge-freezer, plumbing for a washing machine, vinyl flooring, storage cupboard, UPVC double glazed window to the rear aspect, UPVC double glazed door opening to the conservatory.

**Conservatory**

Of UPVC construction with double glazed windows, tiled flooring, UPVC part glazed door opening to the rear garden

**Bedroom 1**

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window to the side aspect.

**Bedroom 2**

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

**Bathroom**

Suite comprising low level w.c, vanity hand wash

basin with storage under, panelled bath with central mixer tap and wall mounted shower over, tiled walls and flooring, heated towel rail, ceiling spotlighting, UPVC double glazed window to the rear aspect.

**Outside**

The property is approached via a long paved walkway leading to the front entrance door, a driveway offers side-by-side off-road parking and access to the detached garage. There is a good size lawned front garden with well-stocked plant and shrub beds and a hedge to the front offering screening.

The courtyard rear garden is hard landscaped housing the oil tank, a storage shed and a personal door opening to the garage.

**Garage**

Up & over front door, power sockets, lighting, UPVC window to side aspect, 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, village church, a variety of businesses including car repairs, upholstery shop and a car dealer, and is also on a regular 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, local shop, 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.

**Council Tax Band**

This property is Council Tax band B.

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



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welcome to

## Westfields, Narborough

- 2 double bedroom detached bungalow
- Fitted kitchen & shower room
- Large lounge / dining room and conservatory
- UPVC double glazed windows & oil fired central heating
- Good size 'wrap around' garden mainly laid to lawn

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£270,000**



### 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 identified by the William H Brown for sale board



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110887 - 0003

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