



## 72 Eastfields, Narborough, Kings Lynn, PE32 1ST

Extremely well presented, recently updated, detached two bedroom bungalow situated in the popular Norfolk village of Narborough. The property benefits include kitchen/breakfast room, conservatory, garage, parking, UPVC double glazing and gardens. Viewing is highly recommended.

**Offers in the Region of £250,000 Freehold**





### Garage 17'7" (5.36m) x 9'1" (2.77m)

Main up and over door to front aspect, workshop/storage area to rear, electric light and power,

### Outside Front

Low maintenance front garden laid to block paving providing ample parking for several vehicles, outside light, gated access to rear garden.

### Rear Garden

Fully enclosed rear garden laid to lawn, paved patio seating area, outside light, outside tap, wooden fence to perimeter, gated access to front.

### Agents Note

Under Section 21 of the Estate Agents Act 1979 (declaration of interest) we have a duty to inform potential purchasers of this property that the vendors are a close relation of one of the directors of Longsons Ltd.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Detached Bungalow
- Two Bedrooms
- Village Location
- Kitchen/Breakfast Room
- Conservatory
- Garage
- Oil Central Heating
- UPVC Double Glazing
- Parking for Several Vehicles
- Gardens

Situated in the popular Norfolk village of Narborough, Longsons are delighted to bring to the market this extremely well presented, detached two bedroom bungalow. The property has been recently updated and offers kitchen/breakfast room, conservatory, garage, parking for several vehicles, gardens and UPVC double glazing throughout.

Viewing is highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen/breakfast room, conservatory, two bedrooms, bathroom, garage, gardens, parking, oil fired central heating and UPVC double glazing.

### NARBOROUGH

Narborough is situated just off the A47 between King's Lynn & Swaffham. The Village has a primary school, Cantonese Restaurant, church, fishing lakes, community centre with playing field and separate sports & social Club. The River Nar passes through the village offering renowned chalk stream trout fishing and beautiful river walking

including the picturesque Nar Valley Way which continues through to Castle Acre and beyond. There are also bus services to Swaffham & King's Lynn.

### Entrance Hall

UPVC double glazed entrance door to front aspect, built in storage cupboard, built in cupboard housing hot water cylinder, loft access.

### Lounge

17'11" (5.46m) x 12'0" (3.66m)

UPVC double glazed windows to front and side aspect, two radiators.

### Kitchen/ Breakfast Room

11'6" (3.51m) Max x 10'6" (3.2m)

Modern fitted kitchen units to walls and floor complemented by a roll edge worktop, composite one and a half bowl sink unit, mixer tap and drainer, breakfast bar, integrated Bosch double electric oven with microwave, Zanussi induction hob with extractor hood over,

integrated washing machine, fridge/freezer and slimline dishwasher, vertical radiator, opening through to conservatory.

### Conservatory

14'1" (4.29m) x 6'3" (1.91m)

UPVC double glazed conservatory, entrance door opening to rear garden, radiator.

### Bedroom One

12'8" (3.86m) x 10'1" (3.07m)

UPVC double glazed window to front aspect, radiator.

### Bedroom Two

11'6" (3.51m) x 10'0" (3.05m)

UPVC double glazed window to rear aspect, radiator.

### Bathroom

Modern bathroom suite comprising P shape bath with shower over and shower screen, wash basin set within fitted cabinet, WC, tiled splashback, towel radiator, two UPVC obscure glass double glazed windows to rear aspect, extractor fan.

