

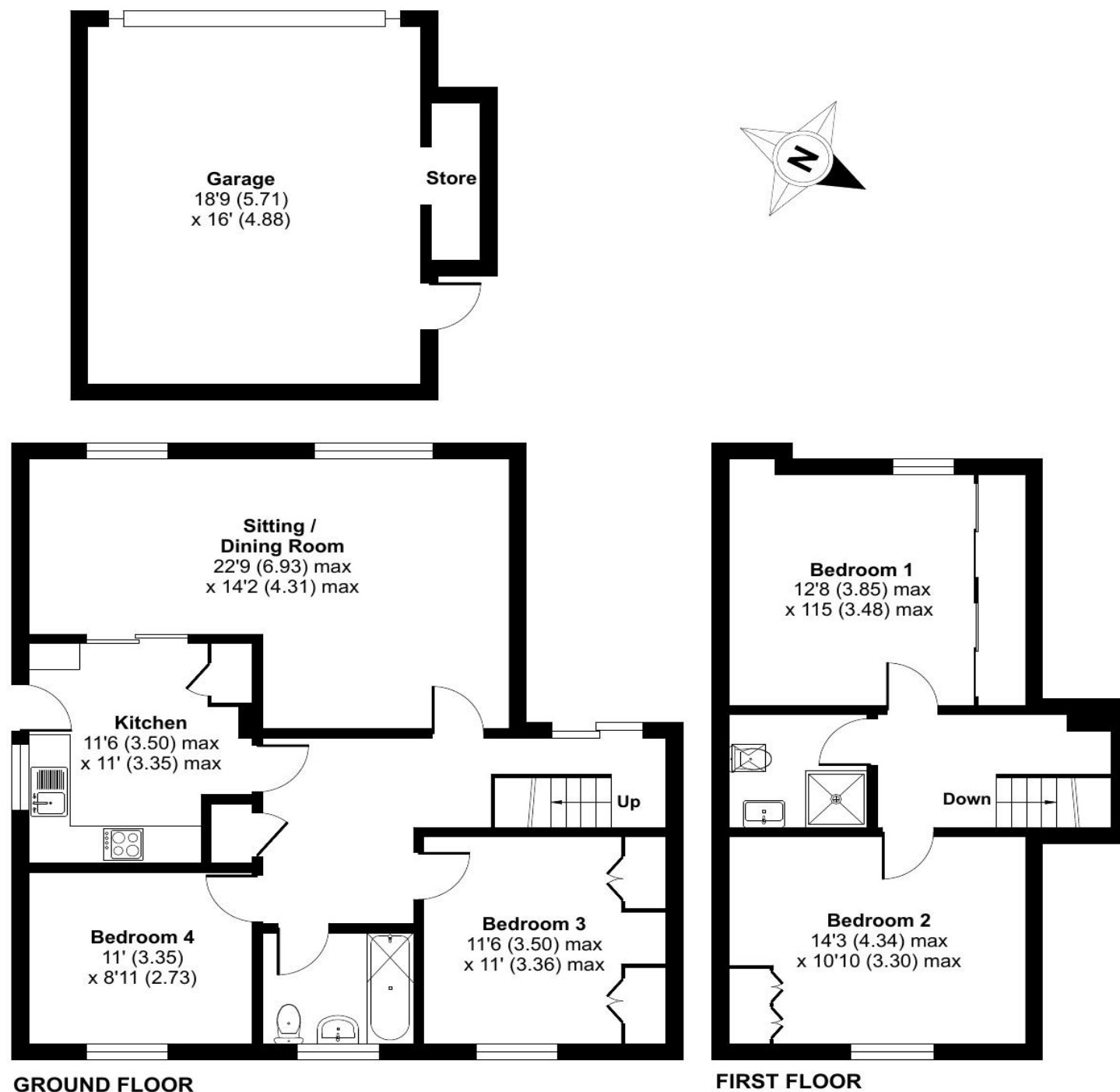
# Westfields, Narborough, King's Lynn, PE32

Approximate Area = 1276 sq ft / 118.5 sq m

Garage = 322 sq ft / 29.9 sq m

Total = 1598 sq ft / 148.4 sq m

For identification only - Not to scale



## Narborough, Kings Lynn, PE32 1SY

A spacious four bedroom detached bungalow situated in the popular Norfolk village of Narborough. The property offers sitting/dining room, large single garage, parking, gardens with summer house and UPVC double glazing.

**Guide Price £300,000 - £325,000 Freehold**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Longsons. REF: 1333324



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#### Outside Front

Gravelled driveway leading to garage, area laid to lawn, various flowers, plants and shrubs to beds and borders, path the side sliding door, hedge to perimeter, gated access to rear garden.

#### Large Single Garage

Motorised up and over door to front, door leading to rear garden, doorway to storage area.

#### Rear Garden

Rear garden mainly laid to lawn with raised beds to border, paved path leading to wooden shed, gated access to front, wooden fence to perimeter.

#### Agent's Note

EPC rating D60 (Full copy available on request)

Council tax band C (Own enquiries should be made via Breckland District Council)

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.

- Four Bedroom Detached House
- Flexible Accommodation
- Large Single Garage, Gardens and Parking
- Energy Efficiency Rating C60
- Oil Central Heating and UPVC Double Glazing
- Viewing Highly Recommended!

Situated in the popular Norfolk village of Narborough, Longsons are delighted to bring to the market this four bedroom detached bungalow. The property offers spacious and flexible accommodation including sitting/dining room, two bedrooms and bathroom to the ground floor, two bedrooms and shower room to the first floor, large single garage, parking, carport, gardens, summer house, oil central heating and UPVC double glazing.

Viewing is highly recommended.

#### 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

#### Kitchen

**11'6" (3.51m) x 11'0" (3.35m)**

Range of fitted units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, resin splashback, integrated oven and hob with extractor fan over, space and plumbing for washing machine, breakfast bar, cupboard housing the hot water cylinder, UPVC double glazed window to side, door leading to driveway and garage.

#### Hallway

Built-in cupboard, open wooden stairs to first floor, radiator, double sliding doors to side access.

#### Sitting/Dining Room

**22'9" (6.93m) Max x 14'2" (4.32m) Max**

Two UPVC double glazed windows to front, two radiators.

#### Bathroom

Bath with mixer taps and shower attachments, WC, wash basin, obscure glass UPVC double glazed window to rear.

#### Bedroom Three

**11'6" (3.51m) x 11'0" (3.35m)**

Fitted wardrobes, UPVC double glazed window to rear, radiator.

#### Bedroom Four

**11'0" (3.35m) x 8'11" (2.72m)**

Fitted wardrobes, UPVC double glazed window to rear, radiator.

#### Stairs and Landing

#### Bedroom One

**12'8" (3.86m) x 11'5" (3.48m)**

Built-in wardrobes, UPVC double glazed window to rear, radiator.

#### Bedroom Two

**14'3" (4.34m) x 10'0" (3.05m)**

Built-in wardrobe, UPVC double glazed window to front, radiator.

#### Shower Room

Shower cubicle, WC, wash basin fitted within cabinet, extractor fan, Velux window.

