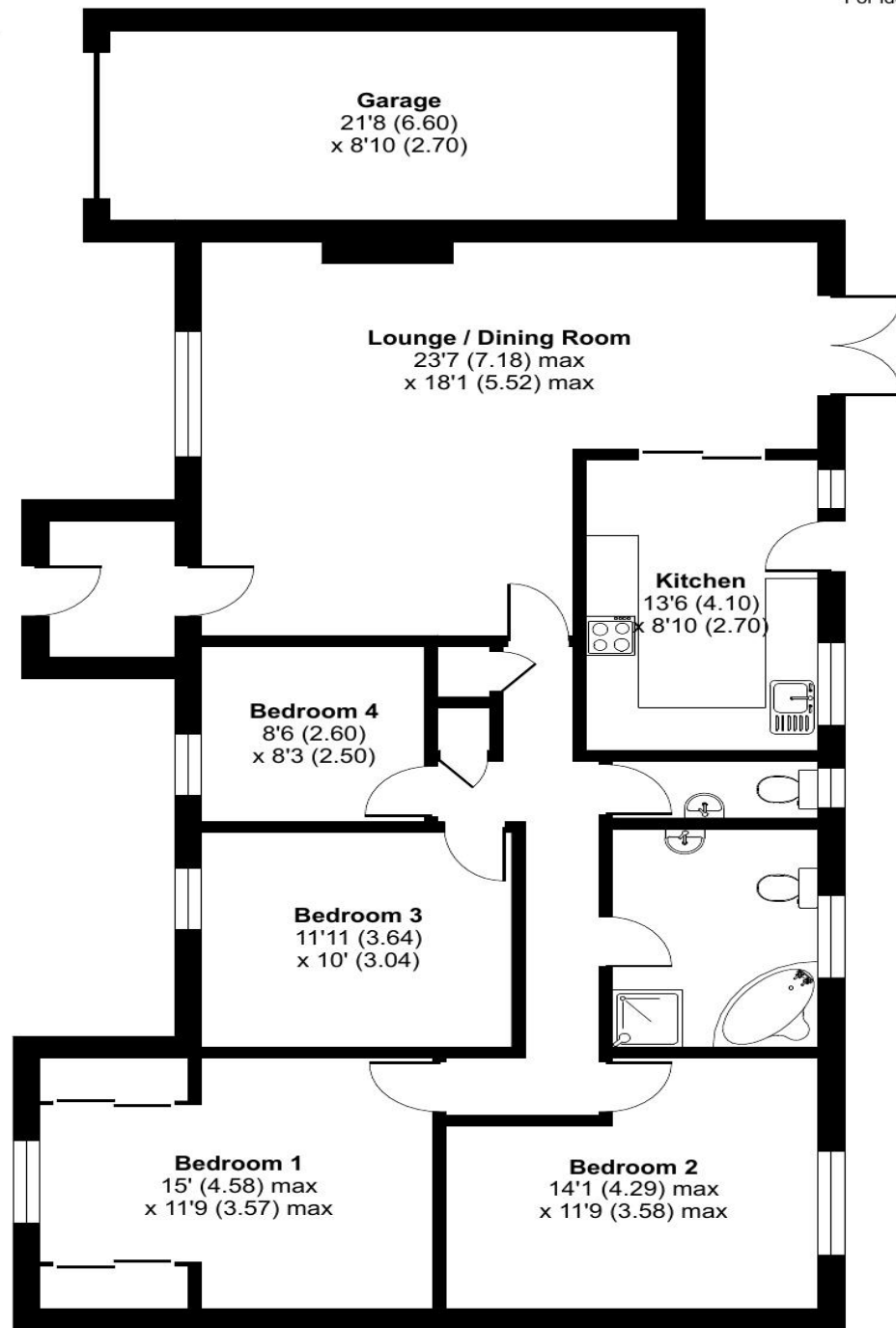


Eastfields, Narborough, King's Lynn, PE32

Approximate Area = 1276 sq ft / 118.5 sq m
Garage = 191 sq ft / 17.7 sq m
Total = 1467 sq ft / 136.2 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1392855



Eastfields, Narborough, Kings Lynn, PE32 1ST

Offered CHAIN FREE!

Well presented, spacious detached four bedroom bungalow situated on a popular development in the village of Narborough. This fantastic property offers garage, parking, gardens, solar panels with feed in tariff, oil central heating and UPVC double glazing. Viewing recommended!

Offers in Excess of £325,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>



Situated on a popular development in Narborough, Longsons are delighted to bring to the market this spacious, well presented detached four bedroom bungalow. This fantastic property offers garage, parking, gardens, solar panels with feed in tariff, oil fired central heating and UPVC double glazing.

Available CHAIN FREE

Viewing highly recommended!

Briefly the property offers entrance hall, lounge/dining room, kitchen, inner hall, four bedrooms, bathroom, cloakroom, garage, gardens, parking, solar panels, 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

Composite entrance door to front, obscure glass UPVC double glazed window to side, radiator.

Lounge/Dining Room

23'7" (7.19m) Max x 18'1" (5.51m) Max

Feature fireplace, UPVC double glazed French doors opening to rear garden, UPVC double glazed window to front, two radiators.

Kitchen

13'6" (4.11m) x 8'10" (2.69m)

Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven and grill, integrated ceramic hob with extractor hood over, space and plumbing for washing machine, space for under counter fridge/freezer, space for upright fridge/freezer, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear.

Inner Hallway

Built-in storage cupboard, built-in cupboard housing hot water cylinder, loft access, two radiators.

Bedroom One

15'0" (4.57m) Max x 11'9" (3.58m) Max

Fitted wardrobes, UPVC double glazed window to front, two radiators.

Bedroom Two

14'1" (4.29m) Max x 11'9" (3.58m) Max

UPVC double glazed window to rear, radiator.

Bedroom Three

11'11" (3.63m) x 10'0" (3.05m)

UPVC double glazed window to front, radiator.

Bedroom Four

8'6" (2.59m) x 8'3" (2.51m)

UPVC double glazed window to front, radiator.

Bathroom

Four piece suite comprising corner bath, shower cubicle, hand wash basin set within cabinet, WC, towel radiator, fully tiled walls, obscure glass UPVC double glazed window to rear, radiator.

Cloakroom

Hand wash basin, WC, obscure glass UPVC double glazed window to rear, radiator.

Garage

21'8" (6.6m) x 8'10" (2.69m)

Remote control motorised roller door to front, UPVC double glazed entrance door opening to rear garden, electric power and lights.

Outside Front

Front garden laid to lawn, driveway providing off-road parking laid to block paving, recently landscaped paved patio seating area to side with raised flower beds, ornamental tree, outside lights, garden wall to perimeter, gated access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, outside tap, wooden garden shed, greenhouse, wooden summer house, shrubs and plants to beds and borders, wooden fence to perimeter, gated access to front.

Agent's Note

EPC rating C70 (Full copy available on request)

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

Agents Note

The vendor has advised the solar panels benefit from a feed in tariff currently generating approx £1500 per annum. Further details can be obtained from the vendors solicitor.

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 Four Bedroom Bungalow

- Village Location

- Garage, Parking and Gardens

- Energy Efficiency Rating C70

- UPVC Double Glazing and Oil Central Heating

- Offered CHAIN FREE!

