



Westfields, Narborough, PE32 1SY

welcome to

Westfields, Narborough

A spacious 3 bedroom detached bungalow, occupying a lovely position within the sought-after village of Narborough. Benefitting from ample off-road parking and a detached garage, along with recently installed bathroom and en suite shower room, good size front and rear gardens and more!



Accommodation:

Part glazed external entrance door opening to:

Entrance Porch

Of UPVC construction with double glazed windows, tiled flooring and internal door opening to:

Hallway

Carpet flooring, radiator, loft access, doors opening to all rooms

Lounge

14' 3" x 12' 5" (4.34m x 3.78m)

Feature fireplace with wall mounted electric fire, television point, radiator, carpet flooring, UPVC double glazed window to the front aspect.

Kitchen / Dining Room

19' 9" x 9' 10" (6.02m x 3.00m)

A beautiful kitchen/diner with a comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl sink and drainer with swan-neck mixer tap, tiled splash backs, built-in electric eye-level double oven, ceramic hob with cooker hood over, space for an American style fridge-freezer, space and plumbing for a washing machine, inset ceiling spotlights, breakfast bar, radiator, space for a dining table, television point, UPVC double glazed window to the rear aspect and UPVC double glazed French doors opening to the garden.

Bedroom 1

12' 5" x 8' 11" plus door recess (3.78m x 2.72m plus door recess)

Built-in wardrobes, television point, carpet flooring, radiator, UPVC double glazed window to the rear aspect, door opening to:

En Suite Shower Room

Suite comprising low level w.c, hand wash basin, shower cubicle with glazed screen and tiled walls behind, heated towel rail, tiled flooring UPVC double glazed window to the rear aspect.

Bedroom 2

11' 5" x 9' 6" (3.48m x 2.90m)

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 3

9' 5" x 7' 10" (2.87m x 2.39m)

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

Bathroom

4-Piece bathroom comprising low level w.c, vanity hand wash basin with storage under, tiled splash backs and surrounds, panelled bath with mixer tap, shower cubicle with glazed screen and tiled walls behind, fitted bathroom cabinet, heated towel rail, tiled flooring, UPVC double glazed window to the rear aspect.

Outside

The property is approached from the road via a concrete walkway leading the the front porch, the front garden is laid to lawn with a dwarf wall to the front border, a driveway to the side provides off-road parking and leads to the detached garage. A timber gate gives access to the rear garden.

The rear garden is fully enclosed and mainly laid to lawn, a paved patio seating area is located outside the kitchen/diner and pathway leads around the garden, a raised planter to the side, a newly installed boiler and external lighting complete this private garden

Detached 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.



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welcome to

Westfields, Narborough

- Spacious 3 bedroom detached bungalow
- Presented in excellent order throughout
- Fully fitted kitchen/dining room and large lounge
- En suite shower room and 4-piece family bathroom
- Recently installed oil fired central heating and UPVC double glazed windows throughout

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111354 - 0003

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