



46 Westfields, Narborough

Offers in Region of £220,000

46 Westfields

Narborough, King's Lynn

Having recently undergone renovations, including new radiators, doors, and a general freshen-up, this home is sure to impress! It is located in Narborough, within a short distance of the shop and community centre for those looking to stay connected. Ideal for first-time buyers or those looking to invest in a rental home (acquiring approximately a 5% yield).

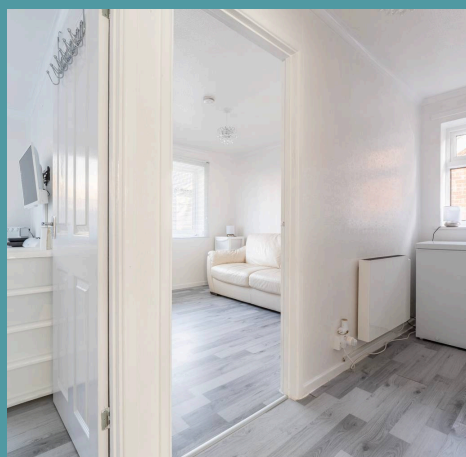
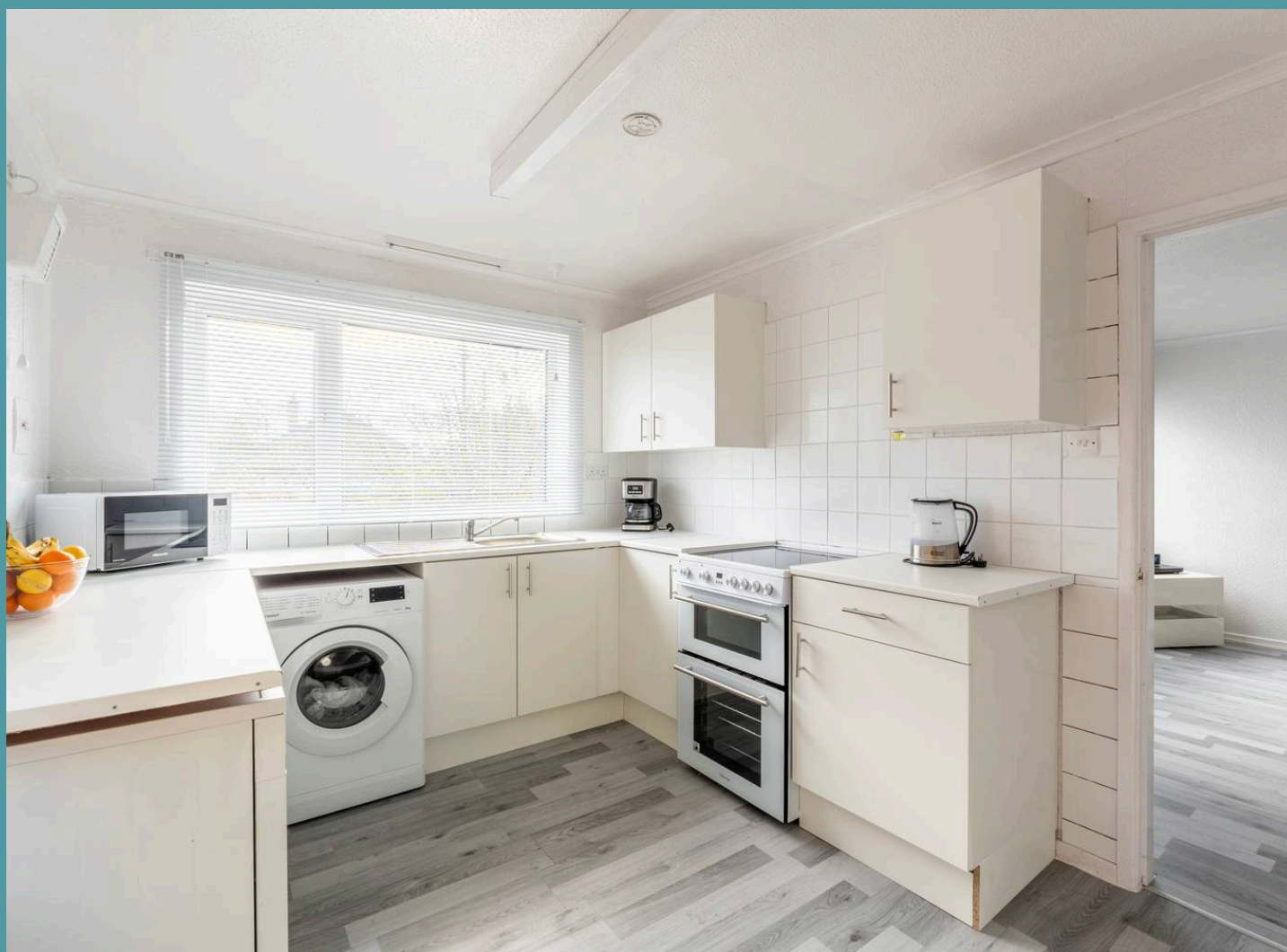
Location

Narborough is a picturesque village located in the heart of Norfolk, England, about 5 miles southeast of the market town of King's Lynn. Set amidst the rolling countryside, the village offers a peaceful rural setting, surrounded by farmland, woodlands, and tranquil riverside views. Narborough is well-connected by the A47, providing easy access to nearby towns and cities, including the historic city of Norwich, which is approximately 30 miles to the east.

The village is home to charming cottages, a local pub, and a strong community spirit. Narborough also boasts the scenic Nar Valley, an area known for its natural beauty and opportunities for outdoor activities such as walking, cycling, and birdwatching. With its blend of rural charm and proximity to larger towns, Narborough offers a peaceful escape while still being well-connected to the broader region.

Council Tax band: B

Tenure: Freehold





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The Property

The recent renovation showcases newly decorated interiors complemented by the installation of brand-new doors and radiators, creating an inviting and stylish modern aesthetic. The property is presented in turn-key condition, offering a seamless transition for its future occupants to settle in and make it their own.

The heart of the home lies within the well-appointed kitchen, where quality fittings feature space for white goods. Direct access from the lounge gives a good flow allowing for ease when entertaining or just day to day living. Two double bedrooms share the modern bathroom, with all rooms on one floor it really provides convenience for the owners.

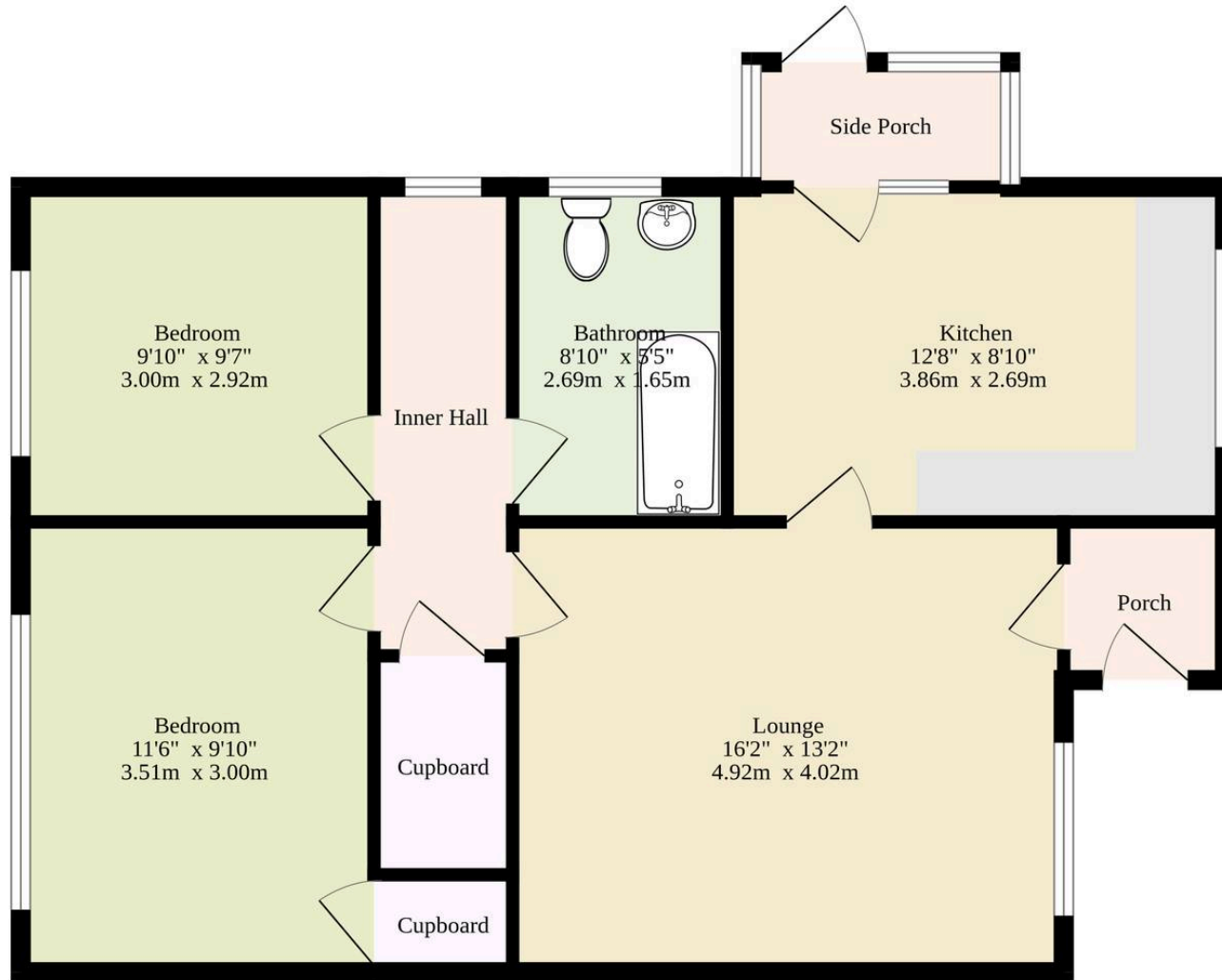
Outside you can find a well-sized gardens both to the front and rear which gives you ample space to re-landscape. To the side runs the driveway with plenty of parking and access to the outbuilding.

Agents Note

We understand the property will be sold freehold, connected to all mains services (no gas). Electric heating available.



Ground Floor
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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