



Introducing  
3 The Kennels,  
Narford

**SOWERBYS**

A beautifully refurbished three-bedroom home, perfectly positioned on the edge of peaceful woodlands, a short walk to West Acre.

This charming property blends modern finishes with rustic character, featuring exposed beams and a bright, spacious layout.

On the ground floor, you'll find a generous living area, a newly updated kitchen, a practical utility room, and a double bedroom with a bathroom, offering excellent flexibility for guests or ground-floor living.

Upstairs you will find another double bedroom with shower room and a compact third bedroom providing useful additional space.

Outside, the property benefits from plenty of parking, a car charging point, and a low-maintenance garden ideal for relaxing or entertaining. With woodland walks right on your doorstep, this home offers a rare mix of comfort, convenience, and countryside charm.

Ready to move into and enjoy.

#### NARFORD

**Narford** is a peaceful rural village in West Norfolk, best known for its beautiful parkland setting and timeless countryside character. Surrounded by woodland, farmland and quiet lanes, it offers a wonderfully secluded feel while still being within easy reach of Swaffham,

Narborough, and major routes across the county.

The area is steeped in history, centred around the Narford Hall estate, and provides an idyllic backdrop for walking, wildlife spotting, and enjoying a slower pace of life. Perfect for those seeking privacy, natural beauty, and a true Norfolk countryside escape.

#### AGENTS NOTE

Unfurnished.

Electric heating.

Served by a septic tank.

Integrated appliances: electric oven.

Off road parking with a car charging point.

#### COUNCIL TAX

Band D.

#### ENERGY EFFICIENCY RATING

To be confirmed. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

#### LOCATION

What3Words:///threading.parading.birthing





# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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