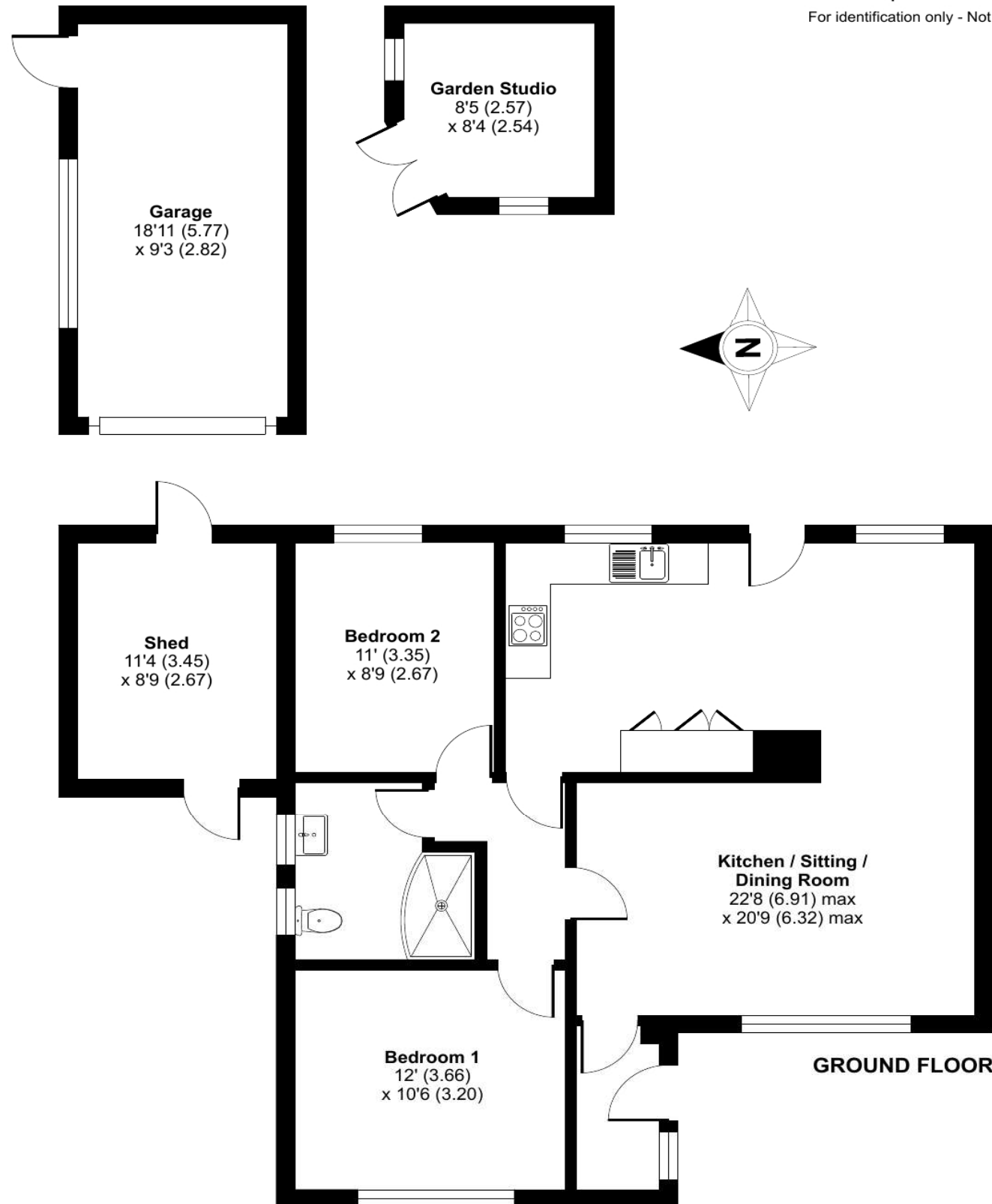


Newfields, Sporle, King's Lynn, PE32

Approximate Area = 818 sq ft / 75.9 sq m
Garage = 177 sq ft / 16.4 sq m
Shed & Garden Studio = 167 sq ft / 15.5 sq m
Total = 1162 sq ft / 107.8 sq m
For identification only - Not to scale



Newfields, Sporle, Kings Lynn, PE32 2UA

Well presented, spacious, two bedroom detached bungalow situated in a cul-de-sac location in the popular village of Sporle. The property offers open plan living, garage, parking, carport, garden studio, shower room, oil fired central heating and UPVC double glazing.

Guide Price £270,000 - £280,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Longsons. REF: 1181373





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Outside Front

Front garden laid to low maintenance shingle, driveway laid to block paving providing off road parking, carport, shrubs and plants to beds, gated access either side to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, covered wooden decked seating area, garden studio to the corner with electric light and power, path to perimeter of garden, fish pond with water feature, shrubs and plants to raised beds and borders, wooden garden shed with electric lights and power, outside tap, outside light, wooden fence to perimeter, gated access to front.

Agent's Notes

EPC rating E48 (Full copy available on request)
Council tax band B (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.

- Detached bungalow
- Two Bedrooms
- Open Plan Living
- Energy Efficiency Rating E48
- Garden Studio
- Garage, Carport, Gardens and Parking
- Oil fired Central Heating
- UPVC Double Glazing

Situated in a cul-de-sac location in the popular village of Sporle, Longsons are delighted to bring to the market this very well presented spacious detached two bedroom bungalow. The property offers open plan living with a living/kitchen/dining room, shower room, garage, parking, carport, gardens with covered seating area and garden studio, oil fired central heating and UPVC double glazing.

Viewing Highly Recommended!

SPORLE
Sporle is a charming village located close to the historic market town of Swaffham and less than 30 miles away from the city of Norwich. The village is well-equipped with amenities, including its own public house, The King Charles III Pub, a primary school, a Parish Church, and a convenience store that also functions as a Post Office. Easy access to nearby towns, the closest of which is Swaffham, provides additional shopping and entertainment opportunities. Swaffham approx. 4 miles, Dereham approx. 11.5 miles, Norwich approx. 33 miles.

Entrance Porch

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

Open Plan Kitchen/Dining/Living Area
22'8" (6.91m) Max x 20'9" (6.32m) Max

UPVC double glazed window to front, radiator, opening through to kitchen/dining area with fitted kitchen units to walls and floor complemented by a work surface over, circular stainless steel sink unit with mixer tap, a wide range of integrated appliances including Bosch electric oven, Bosch ceramic hob with extractor hood over, fridge, dishwasher, space and plumbing for washing machine, tiled splashback, obscure glass UPVC double glazed entrance door opening to rear garden, UPVC double glazed windows to rear, radiator.

Bedroom One

12'0" (3.66m) x 10'6" (3.2m)
UPVC double glazed window to front, radiator.

Bedroom Two

11'0" (3.35m) x 8'9" (2.67m)
UPVC double glazed window to rear, radiator.

Shower Room

Large double shower cubicle with rainfall shower head over and separate hand shower attachment, wash basin, WC, obscure glass UPVC double glazed windows to the side, towel radiator, tiled splashback.

Garage

18'11" (5.77m) x 9'3" (2.82m)
Main up and over door to front, obscure glass UPVC double glaze window to side, entrance door opening to rear garden, electric lights and power.



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