



**Middleton House, Sporle Road, Little Dunham, King's Lynn, PE32 2DE**



**welcome to**

**Middleton House, Sporle Road, Little Dunham, King's Lynn**

>> **NO ONWARD CHAIN!** Set within a mature plot of 1/2 an acre (STMS) and surrounded by beautiful Norfolk countryside, this detached family home offers versatile accommodation with 3/4 bedrooms, 2/3 reception rooms, conservatory, 5-piece bathroom and more. Internal and external viewing is a must!



### **Accommodation:**

Part glazed external entrance door opening to:

### **Entrance Porch**

Dual aspect timber framed windows to the front and side, part glazed door opening to:

### **Entrance Hall**

Staircase rising to the first floor landing with under-stairs storage cupboard, radiator, carpet flooring, doors opening to the lounge, kitchen and study/bedroom 4, further door opening to:

### **Ground Floor W.C.**

Suite comprising low level w.c and hand wash basin, radiator, UPVC double glazed window to the side aspect.

### **Study/ Ground Floor Bedroom 4**

17' x 9' 9" max ( 5.18m x 2.97m max )

Built-in storage cupboards with inset hand wash basin and shelving, two radiators, telephone point, wall lights, loft access, dual aspect timber framed double glazed windows to the front and side.

### **Lounge**

18' x 12' 1" ( 5.49m x 3.68m )

Feature wood burner, radiator, television point, wall lights, engineered wood flooring, UPVC double glazed window to the front aspect, open-plan to:

### **Dining Room**

12' 4" x 10' ( 3.76m x 3.05m )

Radiator, wall lights, engineered wood flooring, part glazed timber framed French style doors opening to:

### **Conservatory**

11' x 10' 5" ( 3.35m x 3.17m )

Of hardwood timber double glazed construction on a brick base with radiator, tiled flooring, double glazed French doors opening to the rear garden.

### **Kitchen**

14' x 10' 5" ( 4.27m x 3.17m )

A comprehensive range of wall and floor mounted fitted kitchen units in light oak finish with work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, space for oven with extractor hood over, plumbing for dishwasher, space for fridge-freezer, radiator, UPVC double glazed window to the rear aspect, part glazed door opening to:

### **Utility Room**

11' x 10' 3" ( 3.35m x 3.12m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs, space for washing machine, UPVC double glazed window to the rear aspect, part glazed external entrance door opening to the rear garden.

### **First Floor Landing**

Airing cupboard, further built-in storage cupboard, radiator, carpet flooring, UPVC double glazed window overlooking the side aspect, doors opening to all bedrooms and the family bathroom.

### **Bedroom 1**

15' 6" x 11' 4" ( 4.72m x 3.45m )

Two built-in storage wardrobes, radiator, television point, wall lights, carpet flooring, UPVC double glazed window overlooking the front aspect.

### **Bedroom 2**

12' 4" x 8' 11" ( 3.76m x 2.72m )

Built-in storage wardrobe, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

### **Bedroom 3**

10' x 8' ( 3.05m x 2.44m )

Built-in single cabin bed, built-in storage wardrobe, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

### **Family Bathroom**

10' 4" x 6' 9" ( 3.15m x 2.06m )

Suite comprising low level w.c, bidet, pedestal hand wash basin, panelled bath and separate shower cubicle, two radiators, part tiled walls, towel rail, two UPVC double glazed windows overlooking the rear aspect.

### **Outside**

This wonderful property is set on a generous plot of 1/2 an acre (STMS) and viewing is strongly advised. The property is approached via a sweeping gravelled driveway, which leads past the front elevation, providing a parking/turning area to the side of the property and also access to the brick-built garage/workshop. There is a spacious lawned front garden with established shrub beds and trees.

The South-facing rear garden is laid mainly to lawn with a large paved patio seating area, extending outwards to the rear, various fruit trees and shrubs that provide a delightful backdrop with a vegetable garden area and two timber garden storage buildings.

### **Brick-Built Outbuilding**

This brick-built building is currently is divided into two sections, both sections with garage doors.

### **Garage Area**

14' 9" x 11' ( 4.50m x 3.35m )

Up and over door to the front aspect, dual aspect windows.

### **Garage / Workshop**

20' 8" x 14' 1" ( 6.30m x 4.29m )

Electrically operated garage door to the side aspect, window to the rear aspect.

### **Location**

The semi-rural village of Little Dunham is situated within the catchment area for Litcham High School and boasts easy access onto the A47 for routes to King's Lynn, Norwich and beyond. The village lies 1.5 miles south of its sister village, Great Dunham and 6 miles by road North East from Swaffham. Little Dunham is served by St. Margarets church in the Benefice of Great Dunham and Great Dunham Primary School serves the village. Both of the nearby bustling market towns of Swaffham and Dereham offer many amenities, including restaurants/cafes and public houses, together with shopping facilities and large supermarkets, doctors and dentists, schooling for all ages, sport and leisure facilities and much more.

### **Council Tax Band**

This property is Council Tax band E. Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



**view this property online** [williamhbrown.co.uk/Property/SFM109574](http://williamhbrown.co.uk/Property/SFM109574)



welcome to

## Sporle Road, Little Dunham, King's Lynn

- **NO ONWARD CHAIN!**
- Versatile 3/4 bedroom detached house
- Semi-rural, non-estate village location
- 1/2 an acre plot (STMS) with South-facing rear garden
- Ample off-road parking and detached garage/workshop
- 2/3 reception rooms and conservatory
- Fitted kitchen and utility room
- Oil central heating & majority double glazed windows

Tenure: Freehold EPC Rating: D

# £475,000



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### directions to this property:

Upon entering the village of Little Dunham from the Swaffham/A47 direction, proceed through the village along Necton Road and take the left hand turn onto Barrows Hole Lane. At the end of the road, bear left onto Sporle Road and the property will be found shortly along on the left hand side, identified by our William H Brown "For Sale" board.



Property Ref:  
SFM109574 - 0005

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