



**The Oak, Dunham Road, Sporle, King's Lynn, PE32 2DD**



**welcome to**

**The Oak, Dunham Road, Sporle, King's Lynn**

MOVE STRAIGHT INTO this extremely well-proportioned detached bungalow, which occupies a delightful non-estate, edge of village position. The bungalow has been the subject of an extensive programme of refurbishment, boasting an impressive sitting room with snug, en suite, study and much more...



### **Accommodation:**

UPVC part glazed external entrance door opening to:

### **Entrance Porch**

Fitted entrance mat, dual aspect UPVC double glazed windows to both sides, open-plan square arch to:

### **Entrance Hall**

Radiator, engineered wood flooring, inset ceiling spotlights, loft access, doors opening to the master bedroom, family bathroom, open-plan sitting/dining room and kitchen/breakfast room, further door opening to:

### **Study / Home Office**

9' 11" x 9' 4" ( 3.02m x 2.84m )

Built-in storage cupboard, radiator, engineered wood flooring, UPVC double glazed window to the front aspect.

### **Kitchen / Breakfast Room**

14' 5" x 11' ( 4.39m x 3.35m )

A comprehensive range of contemporary Shaker style wall and floor mounted fitted kitchen units with wood effect work surfaces and upstands over, inset ceramic sink and drainer with mixer tap, built-in eye-level double oven and fitted ceramic hob with stainless steel extractor hood over, integrated fridge-freezer, integrated dishwasher, integrated washing machine, radiator, engineered wood flooring, inset ceiling spotlights, dual aspect UPVC double glazed windows to the front and side.

### **Open-Plan Sitting/ Dining Room**

24' 8" max x 20' 5" max narrowing to 11' 7" ( 7.52m max x 6.22m max narrowing to 3.53m )

Two radiators, television point, inset ceiling spotlights, engineered wood flooring, dual aspect UPVC double glazed windows to the rear and side, UPVC double glazed patio doors opening to the rear garden, doors opening to bedrooms 2 and 3, open-plan square arch to:

### **Snug**

11' x 8' 5" ( 3.35m x 2.57m )

Radiator, engineered wood flooring, UPVC double glazed window to the side aspect.

### **Bedroom 1**

16' x 14' ( 4.88m x 4.27m )

Built-in storage cupboard, radiator, carpet flooring, UPVC double glazed window to the side aspect, door opening to:

### **En Suite Shower Room**

Suite comprising vanity unit with back to wall w.c, inset pedestal hand wash basin and storage under, and walk-in shower enclosure with inset tiling and shower unit, heated towel rail, tiled flooring, extractor fan, UPVC double glazed obscure glass window to the side aspect.

### **Bedroom 2**

10' 11" x 8' 8" ( 3.33m x 2.64m )

Radiator, carpet flooring, dual aspect UPVC double glazed windows to the rear and side.

### **Bedroom 3**

10' 11" x 8' 1" ( 3.33m x 2.46m )

Radiator, carpet flooring, UPVC double glazed window to the side aspect.

### **Family Bathroom**

10' x 5' 8" ( 3.05m x 1.73m )

Suite comprising vanity unit with chrome hand wash basin and storage under, low level w.c and panelled bath with shower screen and shower attachment over, part tiled walls, wall mounted tilting mirror, heated towel rail, tiled flooring, inset ceiling spotlights, extractor fan, UPVC double glazed obscure glass window to the side aspect.

### **Outside**

The property is approached via a gated entrance, which opens out to a generous shingle driveway that provides off-road parking for several vehicles. A paved ramp leads up to the main entrance door with exterior lighting and there is a side shingle garden area where the oil tank is housed. A side gate leads into the rear garden.

The low maintenance rear garden boasts an artificial lawned area with a large paved patio seating area, together with a shingled side garden with a central raised bed and is enclosed by panelled fencing. The gardens offer a good degree of privacy to the occupants.

### **Location**

Sporle is a popular village located approximately 3.5 miles from the historic market town of Swaffham and less than 30 miles from the city of Norwich, which provides a direct rail link to London. Conveniently situated for access onto the A47, Sporle is well-served, having its own public house, The King Charles III, primary school, Parish Church, Methodist Chapel, community centre and convenience store, which also operates as a Post Office.

Further amenities can be found within nearby Swaffham, which boasts many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there is ample free parking and Swaffham is also on an excellent bus route. There are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants.

### **Council Tax Band**

This property is Council Tax band D.

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/SFM109360](http://williamhbrown.co.uk/Property/SFM109360)



welcome to

## Dunham Road, Sporle, King's Lynn

- **NO ONWARD CHAIN - MOVE STRAIGHT IN!**
- Fully refurbished 3 bedroom detached bungalow
- Ample off-road parking and low maintenance gardens
- Open-plan sitting/dining room, snug and study
- Fully fitted contemporary kitchen/breakfast room with integrated appliances
- Master bedroom with en suite shower room and separate modern bathroom suite
- Brand new carpets and engineered wood flooring fitted throughout
- Non-estate village location

Tenure: Freehold EPC Rating: C

**£425,000**



**view this property online** [williamhbrown.co.uk/Property/SFM109360](http://williamhbrown.co.uk/Property/SFM109360)

### directions to this property:

Upon entering the village of Sporle from the Swaffham/A47 direction, proceed through the village along 'The Street', passing the village shop, pub and school. Leave the village centre and at the crossroads, take the right hand turn onto Dunham Road. The property will be found on the right hand side, identified by our William H Brown "For Sale" board.



Property Ref:  
SFM109360 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01760 721655**



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



[williamhbrown.co.uk](http://williamhbrown.co.uk)