



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

welcome to

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

You can move straight into this extremely well-proportioned detached bungalow, which occupies a delightful non-estate village position. This stunning home has been extensively refurbished, boasting an impressive sitting room with a cosy snug, fully fitted kitchen/breakfast room, en suite and more...

We are extremely delighted to offer for sale this 3 bedroom detached bungalow, occupying a peaceful, non-estate position on the edge of Sporle village. This stunning residence has undergone an extensive programme of improvement and refurbishment to provide contemporary, low maintenance living.

Briefly, the accommodation boasts a dual aspect entrance porch, which is open-plan to the entrance hallway and in turn gives access to a fully fitted kitchen/breakfast room with an array of integrated appliances. The hallway also leads to an imposing open-plan sitting/dining room with patio doors to the rear garden and an open-plan square arch into a cosy snug. This sizeable bungalow offers space for all the family with three great sized bedrooms, the large master bedroom benefitting from an en suite shower room, and there is also a study/home office, perfect for working from home. To complete the accommodation, there is a modern fitted bathroom suite, offering the ideal place to relax and unwind.

Outside, there is a low maintenance rear garden, complemented by a large gravelled driveway and parking area to the front of the property, providing ample off-road parking for several vehicles. Coupled with this, the bungalow boasts oil fired central heating and UPVC double glazed windows throughout.

Presented with NO ONWARD CHAIN and in exceptional condition, internal viewing is essential to appreciate the accommodation, location and specification offered for sale!

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 rear garden offers a lawned area with flower and shrub bed borders, a large paved patio seating area, together with a side shingle garden and is enclosed by retaining 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.



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welcome to

The Oak, Dunham Road, Sporle

- **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 home office
- Fully fitted contemporary kitchen/breakfast room with integrated appliances
- Master bedroom with en suite and modern bathroom suite
- Brand new carpets & engineered wood flooring throughout
- Non-estate village location

Tenure: Freehold EPC Rating: C

offers in the region of **£400,000**

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.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
SFM109360 - 0005

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