



The Street, Sporle, PE32 2DR

welcome to

The Street, Sporle

A charming and well presented character cottage, located in a non-estate position towards the edge of Sporle, within easy reach of amenities. This wonderful home boasts a generous garden and off-road parking, along with a modern bathroom, cosy lounge, kitchen with breakfast bar and much more!



Accommodation:

Part glazed external entrance door opening to:

Kitchen / Dining Room

17' 5" max x 17' 2" max narrowing to 9' 11" (5.31m max x 5.23m max narrowing to 3.02m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset composite sink and drainer with swan-neck mixer tap, space for an electric cooker, space for an American style fridge/freezer, space for a slimline dishwasher, space and plumbing for a washing machine, radiator, tiled flooring in the dining area, breakfast bar, UPVC double glazed window to the front aspect, doorway opening to:

Lounge

16' 8" max x 15' 2" (5.08m max x 4.62m)

Feature fireplace with inset wood burner and brick surrounds, staircase rising to the first floor landing with timber latch door, radiator, television point, wood effect flooring, UPVC double glazed window to the rear aspect, part glazed external entrance door opening to the rear aspect.

First Floor Landing

Split-level landing with built-in storage cupboard, exposed wooden flooring, doors opening to both bedrooms and the family bathroom.

Bedroom 1

15' 11" x 9' 10" (4.85m x 3.00m)

Built-in storage wardrobe, exposed ceiling and wall beam and timbers, two radiators, wood effect flooring, two UPVC double glazed windows overlooking the rear aspect.

Bedroom 2

11' 2" x 10' 11" (3.40m x 3.33m)

Radiator, wood effect flooring, exposed ceiling beams, two UPVC double glazed windows to front aspect.

Family Bathroom

Stunning bathroom suite comprising low level w.c, vanity hand wash basin with storage under, free-standing roll top bath with mixer tap, exposed mock beams, tiled walls and flooring, fitted bathroom mirror, UPVC double glazed window to side aspect with bespoke blind.

Outside

The property is approached via a neighbouring properties driveway and leads to the front entrance door. Off road parking is available to the side elevation of the cottage.

The property boasts a delightful cottage style rear garden, which is laid mainly to lawn with a gravelled seating area, a small selection of trees and interspersed with numerous plants and shrubs. There is also a timber garden storage shed and is enclosed with timber fencing and retained feature walls to the boundary.

Location

Sporle is a village located approximately 3.5 miles from the historic market town of Swaffham and less than 30 miles from the city of Norwich, providing a direct rail link to London. Conveniently situated for access onto the A47, Sporle is well-served, having its own primary school, Parish Church 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 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 A.

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

Agents Note

We understand that a right of way exists across the rear of the property is in place for the neighbouring property but is rarely used. Further details of this can be obtained from the vendors solicitor at the time of purchase.

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. Continue along, passing Railway Farm and the entrance driveway for the property will be found shortly along on the right hand side.



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welcome to

The Street, Sporle

- 2 double bedroom end-terraced cottage
- Character features throughout
- Generous cottage style rear garden and off-road parking
- Modern fitted kitchen with breakfast bar and dining area
- Contemporary fitted bathroom with free-standing roll top bath
- Cosy lounge with inset wood burner

Tenure: Freehold EPC Rating: Awaited

£230,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110222 - 0002

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