



Millfield, Sporle, PE32 2ES

welcome to

Millfield, Sporle

A 4 bedroom detached home, offering vast accommodation in a sought-after, non-estate village location. Benefitting from a lounge, study, kitchen, utility room, spacious garden room, en-suite shower room, family bathroom, double garage, beautiful gardens & more!



Accommodation

Composite external entrance door opening to:

Entrance Hall

Staircase rising to first floor landing, two radiators, under stairs storage cupboard, UPVC double glazed windows to front aspect, doors opening to kitchen, dining room and further door opening to:

Lounge

16' 3" x 11' 11" (4.95m x 3.63m)

Feature fireplace with inset wood burner and tiles hearth, two radiators, TV and telephone points, carpet flooring, dual aspect UPVC double glazed window to front and side.

Study

8' 2" x 6' 10" (2.49m x 2.08m)

Radiator, carpet flooring, Internet connection point, UPVC double glazed window to side aspect and UPVC part glazed entrance door opening to rear garden,

Kitchen

14' 2" x 13' 5" (4.32m x 4.09m)

A comprehensive range of wall and floor mounted fitted kitchen units with wooden work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap and flexi hose, tiled splash backs and surrounds, Range style cooker with Calor gas hob and cooker hood over, space for an American style fridge/freezer, integrated dishwasher, oak style flooring, radiator, central island with breakfast bar, UPVC double glazed window to the rear aspect, double doors opening to the conservatory.

Breakfast Room

8' 7" x 7' 6" (2.62m x 2.29m)

Oak style flooring, radiator, UPVC double glazed window to front aspect.

Utility Room

A range of wall and floor mounted fitted kitchen units with wooden work surfaces over, ceramic butler sink with mixer tap, plumbing for washing machine, tiled flooring, UPVC double glazed window to the

rear aspect, internal door to the double garage.

Ground Floor W.C

Suite comprising low level w.c and vanity hand wash basin with tiled splash back, heated towel rail, tiled flooring, UPVC double glazed window to the rear aspect.

Dining Room

11' 1" x 11' (3.38m x 3.35m)

Oak style flooring, UPVC double doors opening to the conservatory.

Garden Room

12' 9" x 7' 2" (3.89m x 2.18m)

Oak style flooring, two radiators, power sockets, wall lighting, UPVC double glazed windows and French doors opening to rear garden.

First Floor Landing

Carpet flooring, radiator, storage cupboard, loft access, doors opening to all bedrooms and the family bathroom.

Bedroom 1

13' 1" x 12' 6" (3.99m x 3.81m)

Built-in wardrobe, carpet flooring, radiator, TV point, UPVC double glazed window to front, door to en-suite shower room.

En Suite Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage under, shower cubicle with mains connected rainfall style shower head, tiled walls and flooring, heated towel rail, UPVC double glazed window overlooking the side aspect.

Bedroom 2

12' x 9' 5" (3.66m x 2.87m)

Built-in wardrobe, carpet flooring, radiator, UPVC double glazed window to front aspect

Bedroom 3

11' 8" x 10' 9" (3.56m x 3.28m)

Built-in wardrobe, carpet flooring, radiator, UPVC double glazed window to rear aspect enjoying far reaching field views

Bedroom 4

9' 9" x 8' 4" (2.97m x 2.54m)

Built-in wardrobe, carpet flooring, radiator, UPVC double glazed window to rear aspect enjoying far reaching field views

Family Bathroom

Four piece bathroom suite comprising low level w.c, vanity hand wash basin with storage under, panelled bath with mixer tap and hand-held shower hose, double shower cubicle with mains connected rainfall style shower and hand-held shower hose, tiled walls and floor, UPVC double glazed window overlooking the rear aspect.

Outside

A timber five bar gates provides access to property grounds. The front garden is mainly laid to lawn with a a fine selection of flowers, plants and shrubs, a large brickweave driveway provides ample off-road parking and leads to the two garage doors. A timber gate opens to the rear garden.

The beautiful rear garden is laid mainly to lawn with a good size patio seating area, benefitting from plant and shrub bed borders, ornamental trees, outside storage and external lighting. The property backs onto fields giving the sellers peace and tranquillity.

Double Garage

22' 10" x 18' (6.96m x 5.49m)

Two remote control motorised roller doors to front, power sockets and lighting, UPVC double glazed window to side aspect and a personal door opening to the utility room.

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 public house, 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 E.

Please note that once a sale takes place, the Council Tax band will be



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welcome to Millfield, Sporle

- Total Floor Area: 150m² / 1615ft²
- Spacious 4 double bedroom detached house with far-reaching field views
- Presented in excellent condition throughout
- 4 reception rooms and garden room with fully insulated ceiling
- En suite shower room, 4-piece family bathroom and ground floor cloak room w.c

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers in excess of
£475,000



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.localagent.com

directions to this property:

Upon entering the village of Sporle from the Swaffham/A47 direction, proceed through the village along The Street, which merges into Newton Road after the Sporle Road/Southacre Road junction. Take the first turning on the right hand side into Millfield, the property will be found at the end of the private cul-de-sac.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110549 - 0008

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