



Shadbrook House, South Acre Road, Sporle, PE32 2EH

welcome to

Shadbrook House, South Acre Road, Sporle

A substantial 3 bedroom detached home, boasting a detached self-contained 1 bedroom annexe, occupying a non-estate, village location. This stunning home offers versatile accommodation with generous garden space and stunning countryside views, large driveway & more!



Accommodation

Part glazed external entrance door

Entrance Porch

Brick built entrance porch with UPVC double glazed windows to front aspect.

Hallway

Modern electric radiator, wooden flooring, staircase rising to first floor landing.

Lounge

14' 5" x 11' 2" (4.39m x 3.40m)

Feature fireplace with inset wood burning stove and tiled hearth, carpet flooring, television point, Modern electric radiator, UPVC double glazed window to front aspect, UPVC double glazed window to front aspect, double doors opening to:

Conservatory

21' 1" x 15' 7" (6.43m x 4.75m)

Large 'L' shaped conservatory with UPVC double glazed windows and doors to the garden, laminate flooring, wall and ceiling lighting and two modern electric radiator.

Snug

12' 7" x 10' 5" (3.84m x 3.17m)

Engineered oak wood flooring, inset wood burning stove with tiled hearth and timber mantle piece, modern electric radiator, UPVC double glazed window to front aspect.

Dining Room

9' 2" x 7' 9" (2.79m x 2.36m)

Engineered oak wood flooring, modern electric radiator, UPVC double glazed window to front aspect.

Kitchen

12' 7" x 11' 4" (3.84m x 3.45m)

A range of shaker style wall and floor mounted fitted kitchen units with wooden work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, space for a Rangemaster style cooker with extractor hood over, integrated fridge, integrated dishwasher, wood effect flooring, UPVC double glazed window to the rear aspect

Utility Room

11' 6" x 7' 2" (3.51m x 2.18m)

A range on fitted wall and floor mounted units with work surfaces

over, inset stainless steel sink and drainer with mixer tap over, tiles splashbacks and surrounds, plumbing for a washing machine, space for a dryer, space for a fridge/freezer, UPVC double glazed window to side aspect and external door opening to the garden.

Ground Floor W.C

Suite comprising low level w.c, part tiled walls, UPVC double glazed window to side aspect.

First Floor Landing

Built-in storage cupboard, carpet flooring, doors opening to all first floor bedrooms and the family bathroom.

Bedroom 1

14' 6" x 9' 1" (4.42m x 2.77m)

Built-in wardrobes, modern electric radiator, carpet flooring, over stairs storage cupboard, dual aspect UPVC double glazed window overlooking the front and rear aspects enjoying far reaching field views

Bedroom 2

13' 6" x 9' 1" (4.11m x 2.77m)

Modern electric radiator, carpet flooring, UPVC double glazed window overlooking the front aspect and enjoying far reaching field views

Bedroom 3

9' 6" x 7' 4" (2.90m x 2.24m)

Modern electric radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect and enjoying far reaching field views

En Suite Shower Room

Suite comprising low level w.c, hand wash basin with storage under, double shower cubicle with electric shower over and glazed shower screen, part tiled walls, heated towel rail, UPVC double glazed window with roller blind overlooking the side aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin with storage under, panelled bath with mains connected shower over and glazed shower screen, part tiled walls, heated towel rail, UPVC double glazed window to the side aspect.

Annexe

A lovely self contained annex with lounge / kitchen, bedroom, shower room

Annexe Lounge/Kitchen

18' 7" x 17' 8" (5.66m x 5.38m)

The lounge area comprises a modern electric radiator, carpet flooring, TV point, Oak double glazed window to front and side aspect

The kitchen area comprises a range of shaker style fitted wall and floor mounted kitchen units with work surfaces over, inset stainless steel sink and drainer, space for a fridge/freezer, Oak double glazed window to rear aspect.

Annexe Bedroom

10' 9" x 10' 3" (3.28m x 3.12m)

Carpet flooring, modern electric radiator, Oak double glazed window to front aspect and part glazed door opening to the garden.

Annexe Shower Room

Suite comprising low level w.c, hand wash basin with storage under, shower cubicle with electric shower over with shooover boost pump and glazed shower screen, part tiled walls, heated towel rail, Oak double glazed window overlooking the rear aspect.

Outside

The property grounds are accessed via a timber five bar gate opening to a hard landscaped driveway for several vehicles and access to the detached garage. A high hedge to the front border gives screening to the front of the property and continues around to the rear, a pathway leads to the front entrance door and the rear garden. The attractive frontage is completed by a selection of plants, flowers and external lighting.

The generous rear gardens, which is a particular feature of this property, offers the occupants a good degree of privacy all around. The picturesque rear garden is mainly laid to lawn with paved patio seating areas outside conservatory, a feature pond, mature trees, shrubs, plants and flowers make the garden a green finger paradise, The detached annex is located in the rear garden.

Garage

Oak and cedar garage with twin hinged doors to the front, power sockets, lighting, roof storage and a personal door opening to the garden.

Location

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

Council Tax Band

This property is Council Tax band B.

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

Shadbrook House South Acre Road, Sporle

- Beautiful 3 Bedroom detached family home with 1 bedroom annexe
- Presented in excellent condition throughout
- Lounge with inset wood burning stove & fitted kitchen
- Large 'L' shaped conservatory
- Annexe with large lounge, kitchen, bedroom and shower room

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B



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

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