



Newfields, Sporle, PE32 2UA

welcome to

Newfields, Sporle

>> NO ONWARD CHAIN - A spacious 3 bedroom detached bungalow, located in the popular village of Sporle. This well presented home boasts a contemporary open-plan kitchen/dining room and 4-piece bathroom, master bedroom with dressing room, enclosed rear garden, off-road parking, garage and more!



Accommodation:

UPVC part glazed external entrance door opening to:

Entrance Porch

Radiator, carpet flooring, part glazed door opening to:

Entrance Hall

Built-in storage cupboard with double doors, built-in cupboard housing the hot water cylinder, loft access with loft ladder, two radiators, telephone point, carpet flooring, doors opening to all bedrooms, family bathroom and the open-plan kitchen/dining room, further door opening to:

Lounge

13' 5" x 11' 5" (4.09m x 3.48m)

Contemporary electric fireplace with decorative surround and hearth, radiator, carpet flooring, television point, UPVC double glazed window to the front aspect.

Open-Plan Kitchen/ Dining Room Dining Area

12' 1" x 10' 1" (3.68m x 3.07m)

Fitted display and storage cabinet, radiator, carpet flooring, open-plan square-arch to:

Kitchen Area

10' 1" x 9' 7" (3.07m x 2.92m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset composite sink and drainer with mixer tap, tiled splash backs and surrounds, built-in electric oven and ceramic hob with extractor hood over, space and plumbing for washing machine, recess for free-standing fridge-freezer, radiator, wood effect flooring, inset ceiling spotlights, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the rear garden.

Bedroom 1

9' 10" x 9' 5" (3.00m x 2.87m)

Radiator, carpet flooring, UPVC double glazed window to the side aspect, open-plan square-arch to:

Dressing Room

9' 8" x 7' 10" (2.95m x 2.39m)

A range of built-in wardrobes, carpet flooring, UPVC double glazed window to the rear aspect.

Bedroom 2

11' 1" x 8' 10" (3.38m x 2.69m)

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

Bedroom 3

11' 2" x 6' 10" (3.40m x 2.08m)

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

Family Bathroom

Four piece bathroom suite comprising low level w.c, hand wash basin, panelled bath and separate double shower cubicle with mains connected shower, tiled splash backs and surrounds, heated towel rail, built-in storage cupboard, extractor fan, wood effect flooring, inset ceiling spotlights, UPVC double glazed obscure glass window to the rear aspect.

Outside

The front of the property is laid mainly to block paving, allowing off-road parking for several vehicles and access to the garage. The front boundary is screened from the road by a hedge with external security lighting and gated access into the rear garden.

The rear garden is mainly laid to lawn with a paved patio seating area, further circular paved patio, various plant and shrub bed borders, oil tank, external lighting, outside tap and is enclosed by timber fencing.

Garage

17' 8" x 8' 9" (5.38m x 2.67m)

Remote controlled electric operated up and over door to the front aspect, power and lighting connected, personal door opening into the rear garden.

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, 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 C.

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

directions to this property:

Upon entering the village of Sporle from the Swaffham/A47 direction, proceed through the village along 'The Street' and take the left hand turn opposite the village convenience store onto Bunkers Hill. Take the next left hand turn onto Newfield follow the road past the first turning and the property will be found on the right hand side.



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welcome to

Newfields, Sporle

- Well presented 3 bedroom detached bungalow
- Modern open-plan kitchen/dining room and 4-piece family bathroom
- Master bedroom with dressing room
- Enclosed rear garden
- Garage and off-road parking for several vehicles

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£300,000



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:
SFM110463 - 0003

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