



**Newfields, Sporle, PE32 2UA**

**welcome to**

**Newfields, Sporle**

>>FOR SALE BY MODERN AUCTION - 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 & more!



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## 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.



**view this property online** [williamhbrown.co.uk/Property/SFM110463](http://williamhbrown.co.uk/Property/SFM110463)





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## **Newfields, Sporle**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Well presented 3 bedroom detached bungalow
- Modern open-plan kitchen/dining room and 4-piece family bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£240,000**



### **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 Newfields, follow the road past the first turning and the property will be found on the right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110463 - 0005

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