



Applegate Cottage

£395,000

A spacious 4 bedroom detached house situated within the sought-after area of Sporle.

This unique home boasts plenty of space to offer versatile living and sits on a plot of 0.18 Acre and offers an entrance lobby leading to a separate entrance hall, an inner hall with adjacent dining room, a four-piece family bathroom suite that services bedrooms three and four. Further on, there is a fitted kitchen with a spacious 23ft living room.

Upstairs, there are two double bedrooms with an en-suite shower room to bedroom one.

Outside, to front is a private gated driveway providing ample off-street parking.

This is complemented by a generous workshop (23ft x 31ft) with power and light, additionally there is a garden area overlooking farmland and benefits from a patio area leading to laid to lawn grass, plus a further garden area to the side of the property.

This seller has also found an onward purchase with no chain.

Services - Oil central heating. Mains water and electricity are connected. Private septic tank.



Situation

Sporle is a mid-Norfolk village and has easy access to both the nearby towns of Dereham and Swaffham via the A47. Swaffham is a Breckland market town offering a range of independent and national retailers, shops and supermarkets, including Tescos and Waitrose. The town is conveniently placed just off the A47, with King's Lynn (15 miles) and Norwich (28 miles) for far away.

Directions

To find the property leave Dereham on the A47 in the direction of Swaffham. After passing the Co-op at Necton, continue to the next right hand turning for Sporle and the property will be found on the left hand side of the A47.

[For further information and to arrange your viewing, please contact our friendly and professional staff.](#)

This property is being marketed by our Dereham office and the property reference is AD0136.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1

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Approximate total area⁽¹⁾

1571.13 ft²
145.96 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



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