

FREEHOLD

Bungalow - Detached

11 WELL CLOSE, SPARHAM, NR9 5PS

Price Guide

£270,000

FEATURES

- No Onward Chain
- Extended and Improved Throughout
- Beautifully Fitted Kitchen/Breakfast Room with Herringbone Flooring
- Upgraded Electrics and Consumer Unit
- Two Double Bedroom Detached Bungalow
- Village Location
- Modern Fitted Bathroom
- Sitting Room with Wood Burner



2 Bedroom Bungalow - Detached located in Sparham

Guide Price £270,000- £290,000 No onward chain! Superb two double bedroom detached bungalow on a corner plot in Sparham village with no onward chain. The property has undergone a complete transformation and has been extended by the current owner to accommodate a stunning modern kitchen breakfast room with appliances, beautiful herringbone flooring and double doors to the rear. The electrics have all been updated and certificated and the walls and ceilings replastered and skimmed. A modern new bathroom has also been installed as well as flooring throughout making this a great choice of home for any new buyer, requiring minimal work. The accommodation comprises entrance hall, two double bedrooms, family bathroom, sitting room with wood burner and kitchen breakfast room. Externally the rear gardens retain a good degree of privacy and are mainly laid to lawn and there is a recently finished driveway to the front and small garden. Situated on a corner plot up the end of a cul de sac in the pretty village of Sparham which is close to the Fakenham Road not far from Bawdeswell to the West of Norwich. The market town of Reepham is the closest Town and has well regarded schooling, shopping facilities and health centres to name a few. There are public transport links a short walk from the home as well as country walks near by.

Entrance Hall

UPVC Front door, carpeted flooring, doors to bedrooms, sitting room and bathroom.

Sitting Room

Carpeted flooring, feature fireplace with wood burner, radiator, window to front, door to kitchen.

Bedroom One

Carpeted flooring, radiator, window to front.

Bedroom Two

Carpeted flooring, radiator, window to rear.

Bathroom

LVT flooring, WC, fitted bath with shower over, vanity sink unit, porcelain tiled splashbacks.

Kitchen

LVT flooring, a range of base and wall units with solid wood counter tops over, integrated hob, fridge/ freezer,

Reception Room

Window to side.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

