



**Anvil Cottage, The Street, Sporle, PE32 2DR**

**welcome to**

**Anvil Cottage, The Street, Sporle**

NO ONWARD CHAIN!! 3 Bedroom detached brick and flint single storey cottage in the sought after village of Sporle. Benefitting from 3 good sized bedrooms, family bathroom, lounge with wood burning stove, generous and well manicured gardens, garage, driveway off-road parking & much more!!



**Accommodation:**

UPVC part glazed entrance door opening to:

**Entrance Hall**

Wood effect flooring, radiator, storage cupboard, access to all rooms.

**Lounge**

Carpet flooring, radiator, inset wood burning stove with stone hearth and brick surround, television and telephone points, dual aspect UPVC double glazed windows to the front and side aspect, UPVC double glazed doors opening to:

**Conservatory**

Of brick built construction with UPVC double glazed dual aspect windows, external door opening to the rear garden. Internally complimented by tiled flooring and lighting.

**Kitchen**

A range of floor and wall mounted kitchen units with work surfaces over, butler style sink with mixer tap over, tiled splashbacks, space for electric cooker with cooker hood over, space and plumbing for washing machine and dishwasher, space for under counter fridge, wood effect flooring, UPVC double glazed window to the front aspect.

**Bedroom 1/Snug**

Currently utilised as a snug, the room comprises of a wood burning stove with tiled hearth, wooden flooring, exposed beams, radiator, door opening to the garage, UPVC double glazed window to the side aspect and external door opening to the side.

**Bedroom 2**

Carpet flooring, radiator, exposed beams and flint wall, UPVC double glazed windows to the side aspect and a further feature window.

**Bedroom 3**

Carpet flooring, radiator, UPVC double glazed bay window to the rear aspect.

**Family Bathroom**

Suite comprising low level w.c, pedestal hand wash basin, tiled panelled bathtub with additional shower attachment over, fully tiled walls behind, tiled flooring, radiator, UPVC double glazed obscure glass window to the rear aspect.

**Outside**

The property is approached by a driveway providing off-road parking, access to the rear garden can be found to the side of the property.

The rear garden wraps around the property and is laid mainly to lawn with paved pathways and seating areas.

**Garage**

Up and over door, two personal doors opening to the driveway and bedroom 1. The seller has informed us that the roof on the garage will need some maintenance and the property has been priced to take this into account.

**Agents Note**

The sellers have advised us of a right of way that exists over the driveway to the left hand side of the garage to the rear garden gate, further information can be sought from the sellers solicitor at the time of conveyance.

**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 & King's Lynn, which provide 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.



**view this property online** [williamhbrown.co.uk/Property/SFM110972](http://williamhbrown.co.uk/Property/SFM110972)



welcome to

## Anvil Cottage, The Street, Sporle

- Charming 2/3 bedroom detached single storey cottage
- Snug with wood burning stove
- Beautiful brick and flint elevations to the front and side
- Presented in very good condition throughout
- Lounge with wood burning stove and fitted kitchen

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

offers in excess of  
**£200,000**



### directions to this property:

Upon entering the village of Sporle from the Swaffham/A47 direction, proceed through the village along 'The Street' and the property will be found on the right hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SFM110972 - 0006

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