PARSONS & COMPANY

9 The Street, Sporle, PE32 2EA

£270,000



9 The Street

£270,000

Situated within the popular Norfolk village of Sporle, this well-presented detached bungalow offers spacious and versatile single-storey accommodation, complemented by a generous, established rear garden, driveway parking and an adjoining garage.

The accommodation includes a welcoming entrance hall, a comfortable living/dining room featuring a brick fireplace and large windows allowing plenty of natural light to fill the space. The modern fitted kitchen offers a range of sleek white units, contrasting work surfaces, integrated cooking appliances and space for additional appliances.

Leading from the kitchen is a useful conservatory, providing an additional reception area with pleasant views across the rear garden and direct access outside.

The bungalow also benefits from two well-proportioned double bedrooms, both offering comfortable accommodation and flexibility for a variety of needs. Completing the interior is a modern shower room, fitted with a generous walk-in shower enclosure, wash hand basin, WC and heated towel rail.

Outside, the property is approached via a gravelled driveway providing off-road parking and access to the adjoining garage, which features a roller-style door. The front garden is predominantly laid to lawn with established shrubs and a mature tree.

A particular highlight of this home is the generous rear garden, which is predominantly laid to lawn and enjoys an established setting with mature trees, shrubs and planted borders. Offering plenty of space for outdoor entertaining, gardening or simply relaxing, the garden provides an attractive outdoor environment with considerable potential for further landscaping.







****This Property is of Timber Frame Construction - Mortgage Products are available via Santander and Nationwide, please seek advise or ask to speak to our mortgage broker****

Services

Mains water, electricity & sewerage. Oil central heating.

Situation

Sporle is an attractive Norfolk village situated a short distance from the historic market town of Swaffham. Surrounded by beautiful countryside, the village offers a peaceful rural setting whilst remaining conveniently positioned for access to everyday amenities and nearby towns.

The neighbouring market town of Swaffham provides a range of independent shops, supermarkets, cafés, restaurants, schooling and leisure facilities. The nearby A47 offers convenient road connections towards King's Lynn and Norwich, making Sporle an appealing choice for those seeking village living without feeling isolated.

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 AD0726.

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.









PARSONS COMPANY

Approximate total area(1)

941 ft²

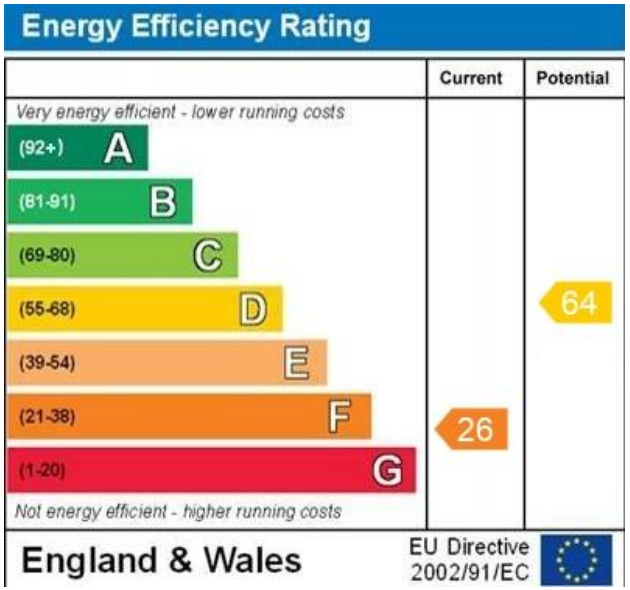
87.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Dereham Office
37 Quebec Street, Dereham, NR19 2DJ
01362 696895
post@parsonsandcompny.co.uk

PARSONS COMPANY

Reepham Office
Market Place, Reepham, NR10 4JJ
01603 870473
info@parsonsandcompny.co.uk