



Newfields, Sporle, Kings Lynn, PE32 2UA

Newly refurbished three bedroom detached bungalow in the popular village of Sporle. the property has lots to offer including modern kitchen, spacious living room, shower room. conservatory, garden with countryside views, garage and plenty of off-road parking.

Price £300,000 Freehold



Situated on a quiet development in the popular rural village of Sporle, Longsons are thrilled to bring to the market this very well presented, newly refurbished three bedroom detached bungalow. This property has lots to offer including a modern kitchen, spacious living room, shower room, conservatory, plenty of garden space with countryside views, garage with power and lighting, off road parking as well as oil-fired central heating and UPVC double glazing throughout. Offered chain free, viewing highly recommended.

Briefly the property offers entrance, kitchen, living room, hallway, boiler cupboard, airing cupboard, shower room, three bedrooms, conservatory, rear garden, garage, carport, oil-fired central heating and UPVC double glazing throughout.

Sporle
Sporle is a charming village located close to the historic market town of Swaffham and less than 30 miles away from the city of Norwich. The village is

well-equipped with amenities, including its own public house, The King Charles III Pub, a primary school, a Parish Church, and a convenience store that also functions as a Post Office. Easy access to nearby towns, the closest of which is Swaffham, provides additional shopping and entertainment opportunities. Swaffham approx. 4 miles, Dereham approx. 11.5 miles, Norwich approx. 33 miles.

Entrance

UPVC double glazed window to front as well as an obscured UPVC double glazed entrance door.

Kitchen

11'11" (3.63m) x 11'11" (3.63m)
Shaker style modern fitted kitchen with mainly base level units, laminate worktop over, tiled splashback, integrated electric hob and fan oven, inset composite sink unit with mixer tap and integrated drainer, space and plumbing for integrated dishwasher and washing machine as well as space for integrated upright fridge/freezer, radiator, obscured UPVC personnel

door to carport and UPVC double glazed window to front and side.

Living Room

15'9" (4.8m) x 12'7" (3.84m)
UPVC double glazed window to the front, radiator and heating thermostat.

Hallway

Access to a small cupboard that houses the oil boiler, an additional airing cupboard with hot water cylinder and loft access.

Bedroom One

11'10" (3.61m) x 9'9" (2.97m)
UPVC double glazed window to rear, radiator.

Bedroom Two

10'8" (3.25m) x 9'7" (2.92m)
UPVC double glazed window to rear, radiator.

Bedroom Three

8'9" (2.67m) x 8'0" (2.44m)
Double glazed sliding door to conservatory, radiator.

Shower Room

8'3" (2.51m) x 5'5" (1.65m)
Tiles to floor and wall, WC, ceramic hand washbasin, walk-in waterfall shower with hand held shower attachment and glass screen, chrome towel radiator, two obscured UPVC double glazed windows to side.

Conservatory

11'10" (3.61m) x 6'9" (2.06m)
Tiled flooring and UPVC double glazed windows overlooking the rear garden and countryside views.

Front of Property

Laid to lawn with established plants and flowers to beds throughout. The front of the property also boasts a brickweave driveway providing ample off-road parking for multiple vehicles and a carport and outside light.

Rear Garden

Laid to lawn with fencing to perimeter along a sandstone patio area providing ample space for outside furniture, plants and flowers to beds, concrete foundation for a shed/summer room

and access to the oil tank. Benefiting from far reaching countryside views to the rear of the garden.

Garage

19'6" (5.94m) x 10'10" (3.3m)
Power and lighting, up and over door, two personnel doors and an outside tap.

Agent's Note

EPC rating C75 (Full copy available on request)
Council tax band B (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Three Bedrooms
- Situated in a Popular, Rural Village Location
- Garden with Countryside Views, Garage and off-road Parking
- Energy Efficiency Rating C75
- Oil-fired Central Heating and UPVC Double Glazing
- Offered Chain Free!

