



Avonmere, Sporle Road

Guide Price £550,000 - £575,000

An impressive and substantial detached home offering approximately 2,442 sq. ft. of beautifully presented accommodation, combining generous proportions with a stylish contemporary finish.

The property is complemented by a detached double garage, extensive off-road parking and attractive gardens, creating an excellent family home.

The standout feature is undoubtedly the exceptional open-plan living and dining area, measuring approximately 39ft in length and providing a superb space for both everyday family life and entertaining.

Flooded with natural light, the room features a contemporary log burner and flows seamlessly into the stylish fitted kitchen, creating a sociable heart to the home.

The kitchen is finished to a high standard with sleek modern cabinetry, extensive work surfaces and breakfast bar seating.

A separate utility room provides further practicality, while the ground floor also benefits from a generous office/bedroom 4, entrance hall and WC.

Upstairs, the spacious landing leads to three generous double bedrooms, all benefiting from their own en-suite facilities and built-in wardrobes.

Outside, the home enjoys an impressive frontage with a substantial block-paved driveway providing ample off-road parking and access to the detached double garage.

The outside space continues with a large paved seating area, ideal for entertaining, together with a well-maintained lawned garden, creating an attractive setting in which to relax.

Offering exceptional living space, three en-suite bedrooms and a superb open-plan layout, this beautifully presented detached home is ideally suited to buyers looking for a spacious and individual property finished to a high standard.



Services

Oil central heating.

Septic tank.

Mains water and electricity are connected.

Situation

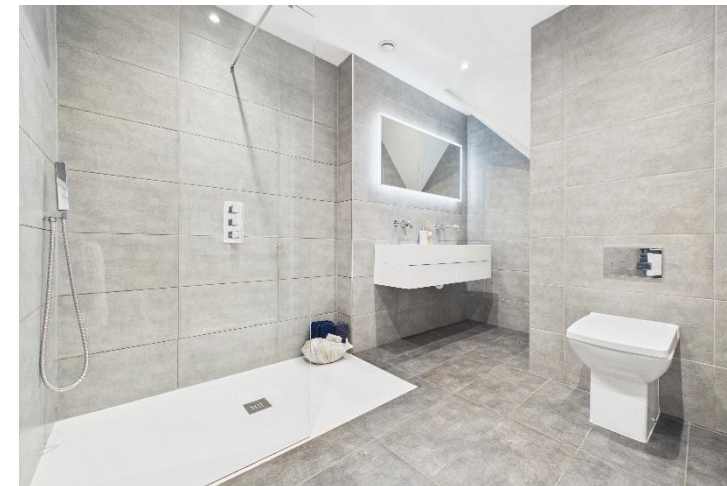
Little Dunham is a charming rural village in the heart of Norfolk, surrounded by attractive countryside and offering a peaceful village lifestyle.

Well positioned for access to nearby Swaffham, Dereham and King's Lynn, it provides an ideal setting for those looking to enjoy countryside living while remaining within easy reach of everyday amenities and transport links.

For further information and to arrange your viewing, please contact our friendly and professional staff.

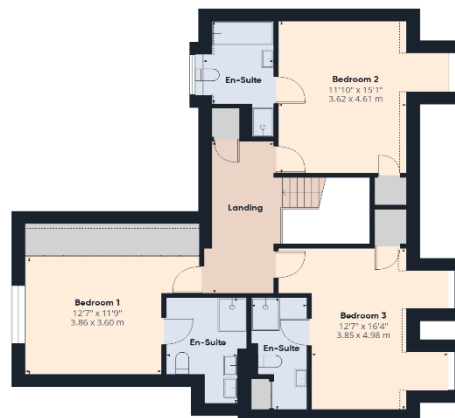
This property is being marketed by our Dereham office and the property reference is AD0714.

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.

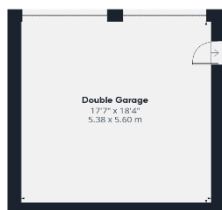




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

2442 ft²

226.6 m²

Reduced headroom

25 ft²

2.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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