



THE STORY OF

# 25 Newfields

*Sporle, Norfolk*

SOWERBYS





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# 25 Newfields

Sporle, Norfolk  
PE32 2UA

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Well-Regarded Village Position Within Sporle  
Recently Renovated and Improved Throughout

Chain-Free Opportunity for a  
Straightforward Move

Generous and Flexible Living Accommodation

Conservatory Enjoying Views  
Across Open Farmland

Three Genuine Double Bedrooms

Open-Field Aspect to the Rear  
Boasting Scenic Views

Private Rear Garden Backing onto Fields

Garage Providing Secure Storage

Off-Road Parking for Added Convenience

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Set within the well-regarded village of Sporle, 25 Newfields is a thoughtfully renovated home that blends generous internal proportions with a particularly appealing rear outlook across open farmland. Offered chain free, the property presents a straightforward opportunity for buyers seeking a comfortable village home that is ready for immediate occupation.

The accommodation is well balanced and arranged to suit modern living, with spacious reception areas that cater equally well to everyday life and more formal entertaining. The ground floor offers flexibility in its layout, allowing rooms to be adapted to individual requirements, while an abundance of natural light enhances the overall sense of space. A conservatory extends the living accommodation and provides a pleasant connection between the house and the garden, framing views across the fields beyond.

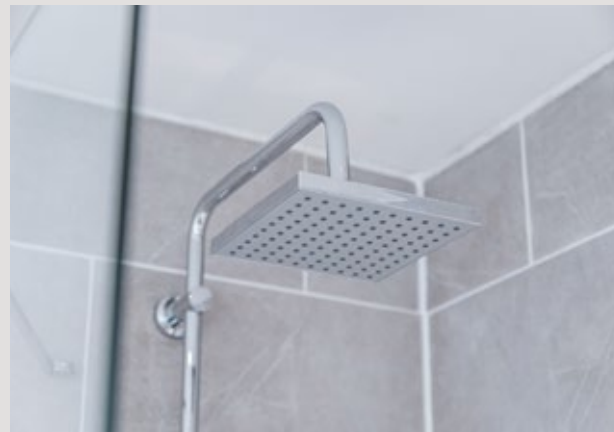
The property offers three bedrooms, a feature that is increasingly difficult to find and one that adds considerable versatility. Whether accommodating family life, providing space for guests, or allowing for home working without compromise, the layout adapts comfortably to changing needs over time.

Externally, the rear aspect is a notable highlight. The garden backs directly onto open fields, creating a pleasing sense of privacy and a rural backdrop that elevates the setting. A garage and off-road parking further enhance the practicality of the property, offering secure storage and everyday convenience.

Sporle enjoys a strong community feel with local amenities close at hand, while the market town of Swaffham lies just a short drive away, providing a wider range of shops, schooling and services. Overall, 25 Newfields delivers space, outlook and recent improvement in a popular village location, making it an appealing and well-rounded home.











Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Sporle

## AN IDYLIC WEST NORFOLK VILLAGE SETTING

Sporle is a charming and well-regarded rural village positioned within the heart of West Norfolk, celebrated for its peaceful atmosphere, strong community spirit and unspoilt countryside surroundings. Set amid gently rolling farmland and expansive open skies, the village offers an idyllic setting for those seeking a quieter pace of life without sacrificing every-day convenience.

At the centre of the village lies the highly regarded Sporle Church of England Primary Academy, alongside the popular Dragonfly public house, both of which contribute to the welcoming and sociable nature of the community. The village is framed by an abundance of scenic walking and cycling routes, providing direct access to the surrounding countryside and an outdoor lifestyle that is deeply rooted in the local area.

Despite its rural position, Sporle remains exceptionally well connected. The nearby market town of Swaffham offers a comprehensive range of amenities including supermarkets, independent shops, cafés, schools and healthcare facilities, while King's Lynn provides mainline rail services to London King's Cross. The A47 further enhances accessibility, linking the village to Norwich and the wider Norfolk coastline.

Sporle presents a rare balance of village charm, connectivity and countryside living, making it a highly desirable location for families, professionals and those seeking a refined rural lifestyle in one of Norfolk's most attractive settings.



### Note from the Vendor



“A wonderfully quiet setting with open field views to the rear, made even more memorable by the sunsets.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

C. Ref:-0330-2209-6370-2224-3631

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///condense.valuables.feasts

### AGENTS NOTES

Some photos have been virtually staged to represent how the property may look once furnished and are for representation only.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

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