

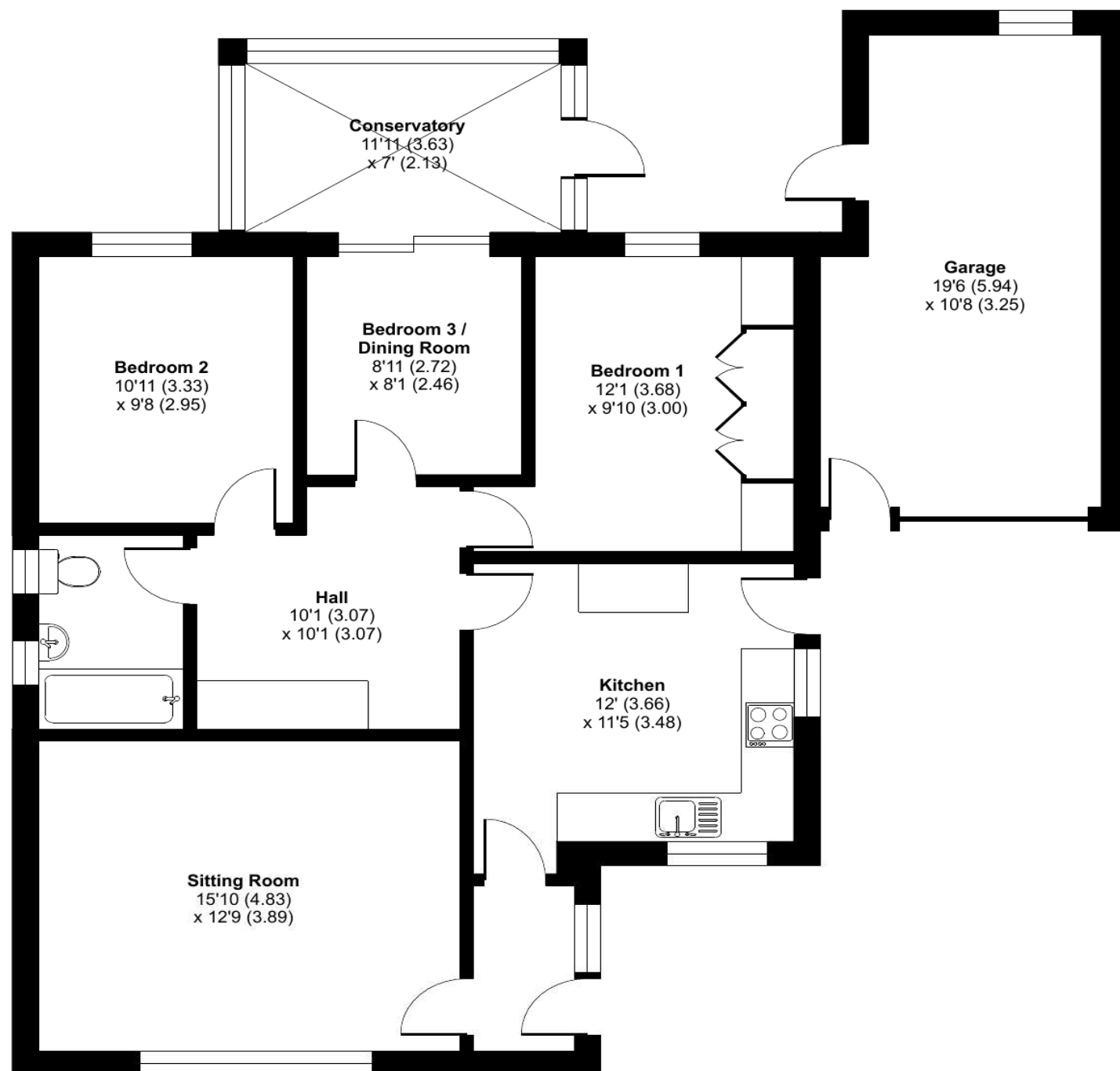
# Newfields, Sporle, King's Lynn, PE32

Approximate Area = 966 sq ft / 89.7 sq m

Garage = 191 sq ft / 17.7 sq m

Total = 1157 sq ft / 107.4 sq m

For identification only - Not to scale



GROUND FLOOR



## Newfields, Sporle, Kings Lynn, PE32 2UA

**NO ONWARD CHAIN!**

Spacious three bedroom detached bungalow situated in a central development in the popular village of Sporle. The property would benefit from modernisation and offers one/two reception rooms, solar panels, conservatory, gardens, oil fired central heating and UPVC double glazing.

**Price £250,000 Freehold**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1218705



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**Bedroom Three/Dining Room.**

**8'11" (2.72m) x 8'1" (2.46m)**  
Radiator, UPVC patio door opening to conservatory.

**Conservatory**

**11'11" (3.63m) x 7'0" (2.13m)**  
UPVC conservatory, tiles to floor, UPVC door opening to side and garden.

**Bathroom**

Panelled bath, wash basin, WC, fully tiled walls, two obscure UPVC double glazed window to side, radiator.

**Outside Front**

Brickweave drive leading to carport and garage, garden area laid to lawn with flowers and shrubs to borders, gated access to rear.

**Rear Garden**

Overlooking fields, rear garden mainly laid to lawn with path leading to rear, plants to beds and borders, paved patio seating area, wooden garden shed, gated access to front.

**Garage**

**19'6" (5.94m) x 10'8" (3.25m)**

Main up and over door to front, personnel door to front and rear, window to rear, power and lighting.

**Agent's Notes**

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.

- Detached Bungalow
- Three/Two Bedrooms
- Two/One Reception Rooms and Conservatory
- Energy Efficiency Rating
- Village Location
- Gardens, Garage, Parking and Carport
- Rear Garden Overlooking Fields
- Oil Fired Central Heating and PV Battery Storage System
- NO ONWARD CHAIN

Situated within a central development in the popular village of Sporle, Longsons are delighted to bring to the market this spacious three bedroom detached bungalow. The property would benefit from modernisation however it offers flexible accommodation with two/three bedrooms, one/two reception rooms, conservatory, rear garden overlooking fields, solar panels providing battery stored energy, oil fired central heating and UPVC double glazing.

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.

Offered with no onward chain!

Briefly the property offers entrance porch, lounge, kitchen, inner hall, bathroom, two double bedrooms, dining room/bedroom three, conservatory, gardens, oil fired central heating, solar panels, UPVC double glazing, off-road parking, garage and carport.

**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

**Inner Hallway**

**10'1" (3.07m) x 10'1" (3.07m)**  
Built-in storage cupboard, cupboard housing hot water cylinder, loft access.

**Kitchen**

**12'0" (3.66m) x 11'5" (3.48m)**  
Range of fitted units to walls and floor, work surface over, inset stainless steel sink and drainer with hot and cold taps, tiled splashback, built-in double oven, fitted hob, space and plumbing for washing machine, wood effect flooring, extractor fan, UPVC double glazed window to the front and side, radiator, UPVC door opening to the side and garden.

**Bedroom One**

**12'1" (3.68m) x 9'10" (3m)**  
Built-in wardrobes, cupboards and drawers, UPVC double glazed window to the rear radiator.

**Bedroom Two**

**10'11" (3.33m) x 9'8" (2.95m)**  
UPVC double glazed window to rear, radiator.

**Entrance Porch**

UPVC double glazed obscure glass external entrance door to front, UPVC double glazed full-length obscure glass window to the side.

**Sitting Room**

**15'10" (4.83m) x 12'9" (3.89m)**  
UPVC double glazed window to the front, radiator.

