



Newfields, Sporle, Kings Lynn, PE32 2UA

CHAIN FREE! Situated in a cul de sac location with open farm land and far reaching views to the rear is this detached two bedroom bungalow. The property offers integral garage, garden room, parking, delightful gardens, and UPVC double glazing. Viewing is highly recommended.

Offers in Excess of £240,000 Freehold





Integral Garage
9'0" (2.74m) x 16'7" (5.05m)

Main up and over door to front aspect, access door opening to garden room, wall mounted oil fired central heating boiler, electric light and power.

Outside Front

The front garden is laid to lawn, paved patio area, shrubs and plants to raised beds, outside tap, driveway providing off road parking leading to garage door, gated access to rear garden on both sides.

Rear Garden

Delightful, private, well maintained terraced garden backing onto open farmland with open views to rear, laid to lawn, paved patio seating areas, well stocked beds and borders with a vast variety of shrubs and plants, outside tap, tool shed, wooden fence to perimeter, gated access on both sides to front.

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
- Two Bedrooms
- Garden Room
- Backs Open Countryside
- Delightful Gardens
- Garage + Parking
- Oil Central Heating
- UPVC Double Glazing

CHAIN FREE! Situated in the Norfolk village of Sporle Longsons are delighted to bring to the market this well presented two bedroom detached bungalow with far reaching countryside views to the rear and open space to the front looking over the village. The property sits on a wide plot and offers delightful gardens, garden room, integral garage, parking, oil fired central heating and UPVC double glazing.

Viewing highly recommended.

Briefly the property offers entrance porch, entrance hall, lounge, kitchen, garden room, two bedrooms, shower room, integral garage, parking, gardens, oil fired central heating and UPVC double glazing.

SPORLE
 The Norfolk village of Sporle has a range of amenities including Shop, Public House, Primary School, two Churches (Church of England and Methodist) and Recreation Field. The village is conveniently situated just off the A47, approximately 3 miles east of the popular market town Swaffham, approximately 30 miles west to the city

of Norwich and approximately 20 mile east to the Norfolk town of Kings Lynn where there is a main line Railway station to London - Kings Cross.

Entrance Porch

UPVC double glazed entrance door to front aspect, UPVC double glazed window to side, pavement tiles to floor.

Entrance Hall

Entrance door to front aspect, wall mounted electric heater.

Lounge

12'2" (3.71m) x 14'4" (4.37m)
 UPVC double glazed window to front aspect, radiator.

Kitchen

10'3" (3.12m) x 13'3" (4.04m)
 Fitted kitchen units to floor, work surface over, stainless steel sink unit with mixer tap and drainer, space for electric oven, space and plumbing for washing machine, tiled splashback, built in storage cupboard, built in cupboard housing hot water cylinder, UPVC double glazed window to rear aspect, radiator, door to garden room.

Garden Room

8'10" (2.69m) x 5'9" (1.75m)
 UPVC double glazed patio doors opening to rear garden, UPVC double glazed window to side aspect, electric light and power, access door into garage.

Bedroom One

10'1" (3.07m) x 12'4" (3.76m)
 UPVC double glazed window to front aspect, radiator.

Bedroom Two

10'1" (3.07m) x 10'10" (3.3m)
 UPVC double glazed window to rear aspect, radiator.

Shower Room

Modern suite comprising double shower cubicle, wash basin set within fitted cabinet, WC, towel radiator, obscure glass UPVC double glazed window to rear aspect, tiled splashback.

