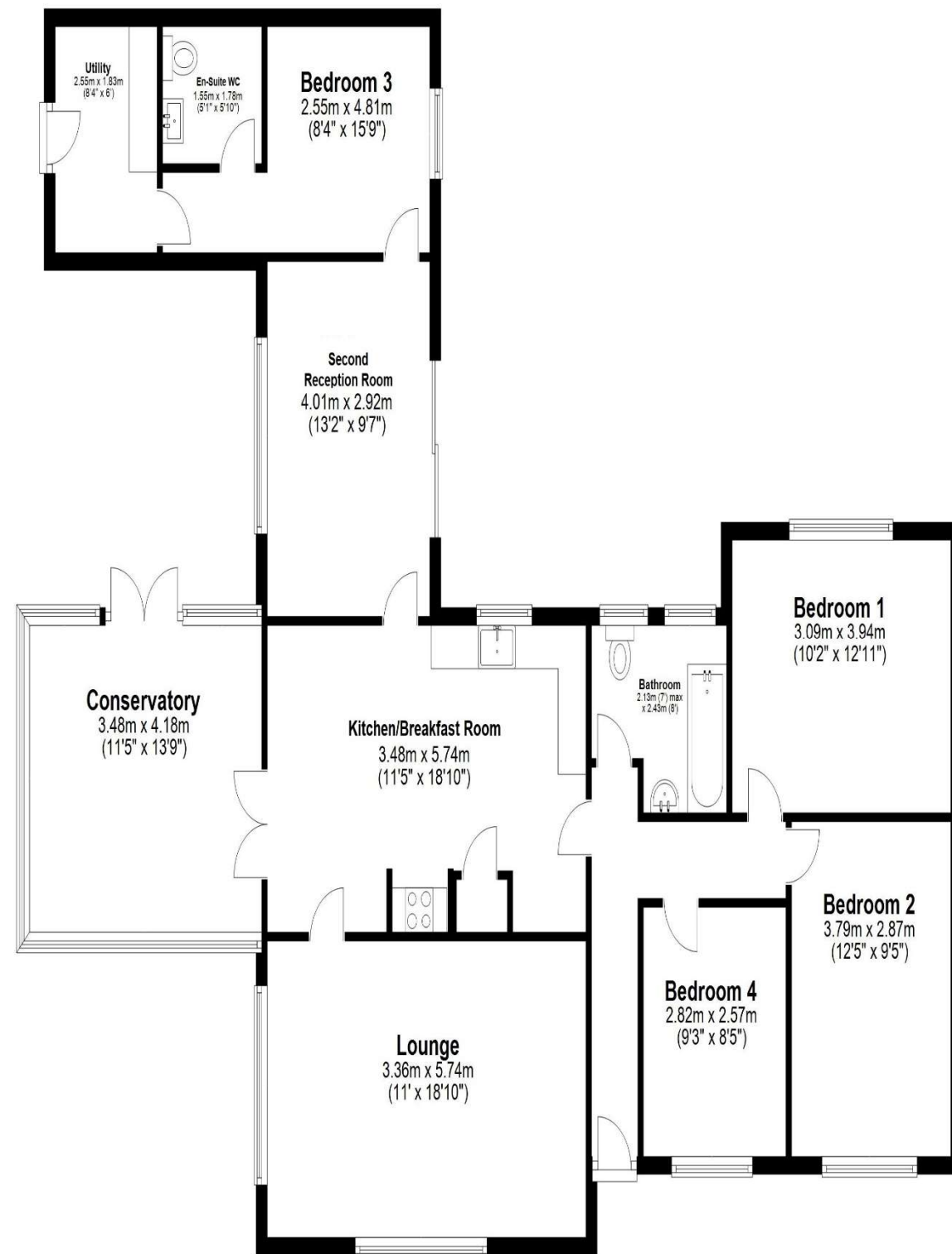


## Ground Floor

Approx. 127.5 sq. metres (1372.7 sq. feet)



Total area: approx. 127.5 sq. metres (1372.7 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.



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

Spacious well presented detached bungalow situated in an elevated position in the Norfolk village of Sporle. The property offers affordable, flexible accommodation for multi generational families with annex potential. The property also offers two reception rooms and a conservatory.

**Offers in Excess of £320,000 Freehold**



Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH  
Tel: 01760 721389 | Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
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Situated on an elevated plot in the popular Norfolk village of Sporle Longsons are delighted to bring to the market this spacious detached four bedroom bungalow. This well presented property comprises a layout which offers affordable, flexible accommodation for multi generational families with annex potential. The bungalow offers two reception rooms, conservatory, kitchen/breakfast room, en-suite WC, parking, gardens, oil central heating and UPVC double glazing.

Viewing is highly recommended.

Briefly the property offers entrance hall, lounge, kitchen/breakfast room, conservatory, second reception room, utility room, four bedrooms, en-suite WC to bedroom three, bathroom, parking, gardens, oil 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 miles east to the Norfolk town of Kings Lynn where there is a main line Railway station to London - Kings Cross.

#### Entrance Hall

UPVC double glazed entrance door to front aspect, loft access, radiator.

#### Lounge

**11'0" (3.35m) x 18'10" (5.74m)**

Feature brick fireplace with pamment tiled hearth and mantle with inset log burning stove, UPVC double glazed windows to front and side aspects, radiator.

#### Kitchen/ Breakfast Room

**11'5" (3.48m) x 18'10" (5.74m)**

Fitted kitchen units to wall and floor, oak work surface over, large range style oven and hob with extractor hood over fitted into recess, space and plumbing for dishwasher, ceramic butler style sink unit with mixer tap, built in storage cupboard, space for upright fridge/freezer, breakfast bar, tiled splashback, UPVC double glazed window overlooking rear garden, radiator.

#### Conservatory

**11'5" (3.48m) x 13'9" (4.19m)**

UPVC double glazed conservatory with pitched roof, UPVC double glazed French doors to parking area, wood effect laminate floor, radiator.

#### Second Reception Room

**13'2" (4.01m) x 9'7" (2.92m)**

Sliding UPVC patio doors opening to rear garden, UPVC double glazed window to side aspect, radiator,

#### Bedroom Three

**8'4" (2.54m) x 15'9" (4.8m)**

UPVC double glazed window to side aspect, radiator, door to en-suite WC.

#### En-suite WC

Wash basin set within fitted cabinet, WC, towel radiator, extractor fan, tiles to floor.

#### Utility Room

**8'4" (2.54m) x 6'0" (1.83m)**

Space and plumbing for washing machine, space for tumble dryer, wall mounted kitchen units, work surface, space for tall upright fridge/freezer, UPVC double glazed entrance door opening to side aspect, tiles to floor, radiator.

#### Bedroom One

**10'2" (3.1m) x 12'11" (3.94m)**

UPVC double glazed window to rear aspect, radiator.

#### Bedroom Two

**12'5" (3.78m) x 9'5" (2.87m)**

UPVC double glazed window to front aspect, radiator.

#### Bedroom Four

**9'3" (2.82m) x 8'5" (2.57m)**

UPVC double glazed window to front aspect, radiator.

#### Bathroom

Bathroom suite comprising bath with electric shower over and shower screen, wash basin, WC, towel radiator, two obscure glass UPVC double glazed windows to rear aspect, tiled splashback, tiles to floor, extractor fan.

#### Outside Front

Good size front and side gardens laid to lawn, path to front door, driveway to side aspect providing side by side parking.

#### Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, good size wooden garden shed/workshop, garden wall to perimeter, access to front.

#### Agents Note

EPC rating D55 (Full copy available on request)  
Council tax band C (Own enquiries should be make 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
- Four Bedrooms
- Annex Potential
- Multi Generational Flexible Living
- Two Reception Rooms
- Conservatory
- Utility Room
- En-suite WC + Bathroom
- Oil Central Heating
- UPVC Double Glazing

