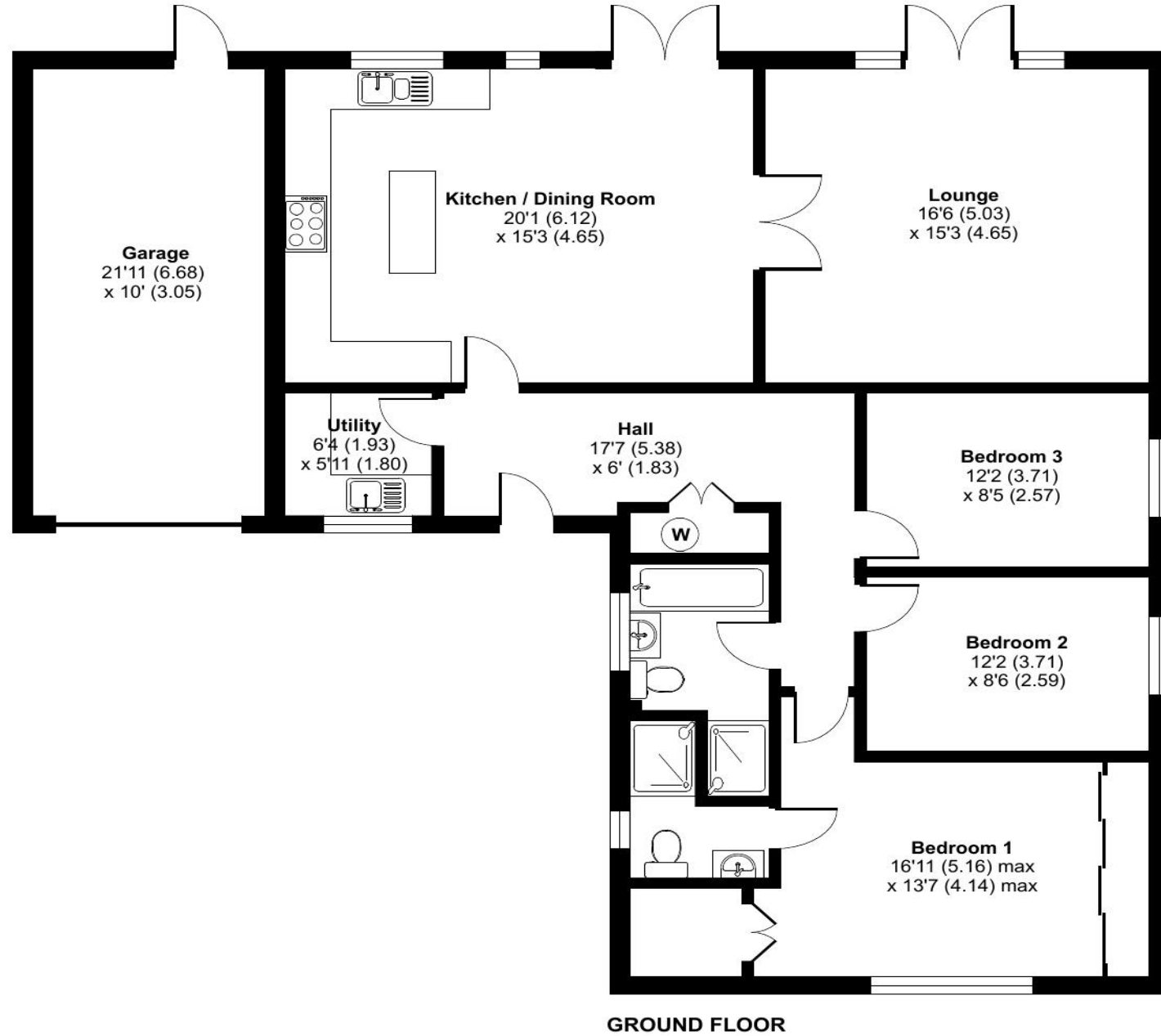
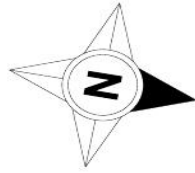


Dunham Road, PE32

Approximate Area = 1314 sq ft / 122.1 sq m
Garage = 218 sq ft / 20.2 sq m
Total = 1532 sq ft / 142.3 sq m
For identification only - Not to scale



Dunham Road, Sporle, Kings Lynn, PE32 2DD

Extremely well presented, spacious modern detached three bedroom bungalow situated in a semi-rural location on the outskirts of Sporle. This fantastic property offers kitchen, dining room, utility, en-suite, garage, gardens, solar panels providing modest income, parking and UPVC double glazing.

Price £499,950 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Longsons. REF: 1147174





Situated in a delightful semi-rural location on the outskirts of Sporle, Longsons are delighted to bring to the market this extremely well presented, spacious, detached, modern three bedroom bungalow.

This fantastic property offers kitchen/dining room, en-suite shower room, utility room, water softener, garage, underfloor heating, solar panels providing modest annual income, gardens ample parking and UPVC double glazing.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, utility room, water softener, three bedrooms, en-suite shower room to bedroom one, bathroom, underfloor heating, air source heat pump providing heating, utility room, garage, gardens, parking and UPVC double glazing.

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 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. 3 miles, Dereham approx. 11.5 miles, Norwich approx. 33 miles.

Entrance Hall

Composite entrance door to front, built-in cupboard housing underfloor heating manifold, loft access.

Lounge

16'6" (5.03m) x 15'3" (4.65m)
UPVC double glazed French doors opening to rear garden, UPVC double glazed windows to rear aspect, double doors opening through to kitchen/dining room.

Kitchen/Dining Room

20'1" (6.12m) x 15'3" (4.65m)
Modern fitted kitchen units to walls and floor complemented by a quartz work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, breakfast bar space for large American style fridge/freezer, integrated double electric fan oven,

integrated Neff five ring induction hob with extractor hood over, integrated dishwasher, UPVC double glazed French doors opening to rear garden, UPVC double glazed window to rear aspect, porcelain tiles to floor.

Utility Room

6'4" (1.93m) x 5'11" (1.8m)
Fitted kitchen units to walls and floor complemented by a work surface over, stainless steel sink unit with mixer tap and drainer, UPVC double glazed window to front aspect, space and plumbing for washing machine, space for tumble dryer, cupboard housing the water softener, tiled splashback, porcelain tiles to floor, UPVC double glazed window to front aspect.

Bedroom One

16'11" (5.16m) x 13'7" (4.14m)
Fitted wardrobes, UPVC double glazed window to front aspect, with fitted shutters, door to en-suite shower room.

En-Suite Shower Room

Shower cubicle, wash basin set within fitted cabinet, WC, towel radiator, fully tiled walls, obscure glass UPVC double glazed window two front aspect, tiles to floor.

Bedroom Two

12'2" (3.71m) x 8'6" (2.59m)
UPVC double glazed window to side aspect.

Bedroom Three

12'2" (3.71m) x 8'5" (2.57m)
UPVC double glazed window to side aspect.

Bathroom

Four piece bathroom suite comprising bath, shower cubicle, wash basin set within fitted cabinet, WC, towel radiator, fully tiled walls, tiles to floor, obscure glass UPVC double glazed window to front aspect.

Garage

Remote controlled motorised main up and over door to front, entrance door opening to rear garden, electric light and power.

Outside Front

Low maintenance front garden laid to artificial grass, shingled driveway providing parking for several vehicles, outside lights, hedge and wooden fence to perimeter, gated access to rear garden.

Rear Garden

Very well presented low maintenance rear garden laid to artificial grass, paved patio seating areas, generous selection of shrubs, plants, and flowers to borders, PVC garden shed, motion sensor external lighting, wooden fence to perimeter, outside tap gated access to front.

Agents Notes

EPC rating A103 (Full copy available on request)

Council tax band C (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 Bedrooms
- Bathroom and En-Suite Shower Room
- Air Source Heat Pump and Underfloor Heating
- Garage, Gardens and Parking
- UPVC Double Glazing

