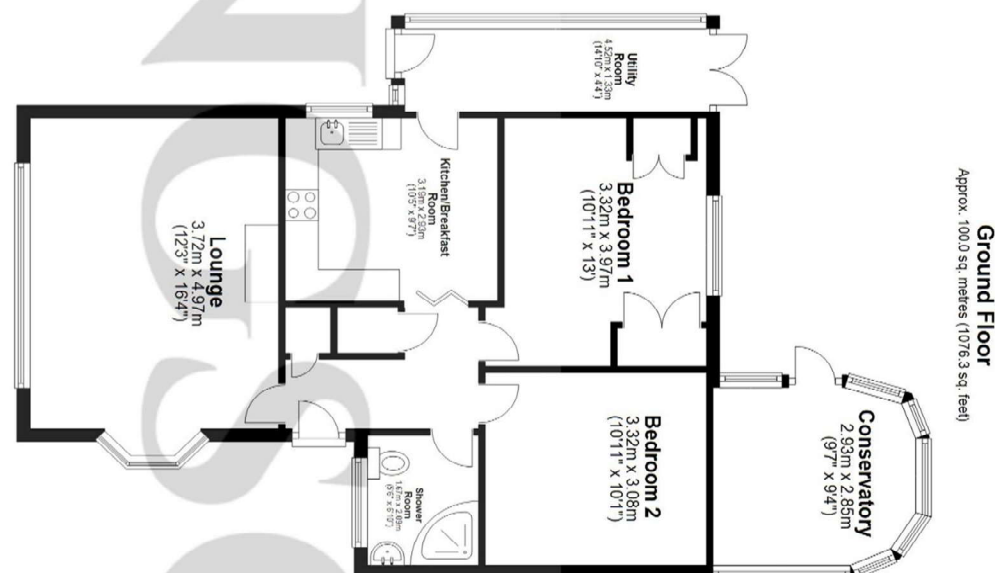




## Newfields, Sporle, Kings Lynn, PE32 2UA

A two bedroom detached bungalow in the popular Norfolk village of Sporle. The property benefits from kitchen/breakfast room, conservatory, garage and parking, gardens, oil central heating and UPVC double glazing. Viewing is highly recommended.

**Price £235,000 Freehold**







### Shower Room

Corner shower cubicle, wash basin set within fitted cabinet, WC, towel radiator, fully tiled walls, wall mounted electric fan heater, obscure glass UPVC double glazed window to front aspect.

### Outside Front

The property is approached over a driveway providing off road parking and giving access to the garage, a pathway leads to the entrance door at the side of the property. The front garden is laid to lawn with shrubs and plants to beds and borders, access to the rear garden.

### Rear Garden

The enclosed rear garden is laid to lawn with paved patio seating area, wooden garden shed, greenhouse, further seating area, shrubs and plants and ornamental trees to beds and borders, access to front.

### Garage

**12'11" (3.94m) x 19'8" (5.99m)**

Up and over door to front aspect, personal door to side, window to side, power and light.

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
- Kitchen/ Breakfast Room
- Conservatory
- Garage + Parking
- Shower Room
- Oil Central Heating
- UPVC Double Glazing

Situated in the popular village of Sporle Longsons are delighted to bring to the market this two bedroom detached bungalow. The property offers kitchen/breakfast room, conservatory, shower room, garage, parking, oil central heating and UPVC double glazing.

Viewing is highly recommended.

Briefly the property offers entrance hall, kitchen/breakfast room, lounge, conservatory, two bedrooms, shower room, garage, 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 side aspect, loft access, radiator. cupboard housing floor standing oil central heating boiler, further cupboard housing hot water cylinder.

### Kitchen/Breakfast Room 10'5" (3.18m) x 9'7" (2.92m)

Fitted kitchen units to wall and floor, works surface over, stainless steel sink unit with mixer tap and drainer, space for electric cooker with extractor hood over, space and plumbing for washing machine, tiled splashback, hatch to lounge, UPVC double glazed window to the side aspect, UPVC double glazed door into utility room, radiator.

### Utility Room 14'10" (4.52m) x 4'4" (1.32m)

UPVC double glazed door with UPVC side light window to front aspect and UPVC double doors leading into rear garden, two obscure glass windows to side aspect, tiled floor,

### Lounge 12'3" (3.73m) x 16'4" (4.98m)

Feature fireplace with real flame gas LPG fire with brick surround, display shelving and slate hearth, two UPVC double glazed window to front and side aspects, radiator.

### Bedroom One 10'11" (3.33m) Max x 13'0" (3.96m) Max

Two fitted wardrobes, UPVC double glazed window to rear aspect, radiator.

### Bedroom Two 10'11" (3.33m) x 10'1" (3.07m)

UPVC double glazed patio doors leading into conservatory, radiator.

### Conservatory 9'7" (2.92m) Irregular Shape x 9'4" (2.84m) Irregular Shape

UPVC double glazed conservatory on a brick base, door to rear garden, two radiators.

