



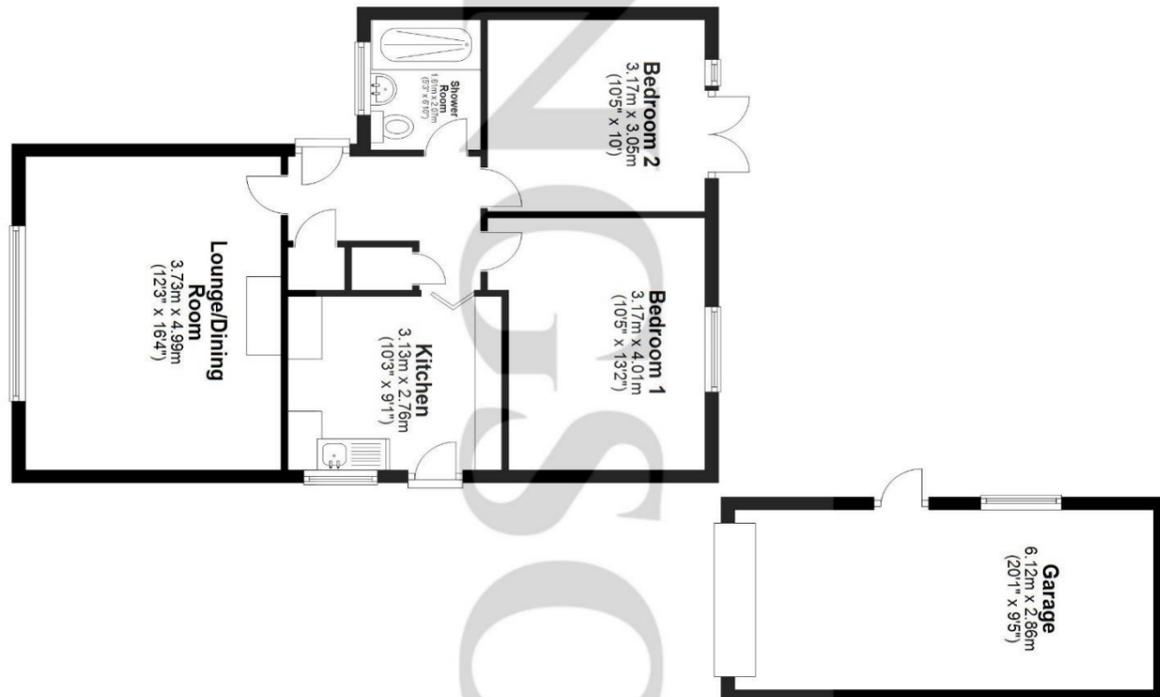
Newfields, Sporle, Kings Lynn, PE32 2UA

Detached, two bedroom bungalow with great potential to put your own stamp on, located within the popular, Norfolk village of Sporle. The property is offered for sale chain free and boasts driveway, garage, gardens and UPVC double glazing.

Price £215,000 Freehold

Ground Floor

Approx. 77.6 sq. metres (835.5 sq. feet)



Total area: approx. 77.6 sq. metres (835.5 sq. feet)

Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.





Shower Room

Suite comprising; double shower cubicle, wash basin, WC, obscure glass UPVC double glazed window to front, electric night storage heater, tiled splashback.

Outside Front

Front garden laid to shingle, mature shrubs and plants to beds and borders, paved pathway to front door, driveway providing off road parking and gated access to garage, outside light, outside tap, gated access either side to rear.

Garage

20'1" (6.12m) x 9'5" (2.87m)
Main up and over door to front, entrance door to side aspect, window to side aspect, space for storage/workspace, electric, light and power.

Rear Garden

Private rear garden laid to lawn, paved patio seating area with further raised patio area, shingle areas, shrubs and plants to beds and borders, wooden garden shed, gated access either side to front.

Agents Note

EPC rating E47 (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
- Two Bedrooms
- Heaps of Potential
- Parking & Garage
- Front & Rear Gardens
- Popular Village Location
- CHAIN FREE!

Situated in the popular, Norfolk village of Sporle occupying a great location conveniently situated with good access to the North Norfolk coast, Longsons are delighted to bring to the market this detached, two bedroom bungalow. With heaps of potential and offered for sale CHAIN FREE, the property boasts driveway, garage with space for workspace/storage, private rear garden, UPVC double glazing with security locks and security lighting.

Viewing highly advised!

Briefly, the property offers entrance hall, lounge, kitchen, two bedrooms, shower room, garage, parking, gardens, electric night storage heating, UPVC double glazing with security locks and security lighting.

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, electric night storage heater, loft access, 2 built in cupboards.

Lounge/ Dining Room
12'3" (3.73m) x 16'4" (4.98m)

UPVC double glazed window to front aspect, electric night storage heater, feature fireplace with electric fire.

Kitchen

10'3" (3.12m) x 9'1" (2.77m)

Fitted kitchen units to wall and floor, worksurface over stainless steel 1.5 bowl sink unit with mixer tap and drainer, space for electric oven with extractor hood over, space for under counter fridge/freezer, space and plumbing for washing machine, space and plumbing for slimline dishwasher, tiled splashback, UPVC double glazed window to side aspect, UPVC double glazed entrance door opening to side, electric night storage heater.

Bedroom One

10'5" (3.18m) x 13'2" (4.01m)

UPVC double glazed window to rear aspect, electric night storage heater.

Bedroom Two

10'5" (3.18m) x 10'0" (3.05m)

UPVC double glazed window to rear aspect, UPVC double glazed French doors opening to rear garden, electric night storage heater.

