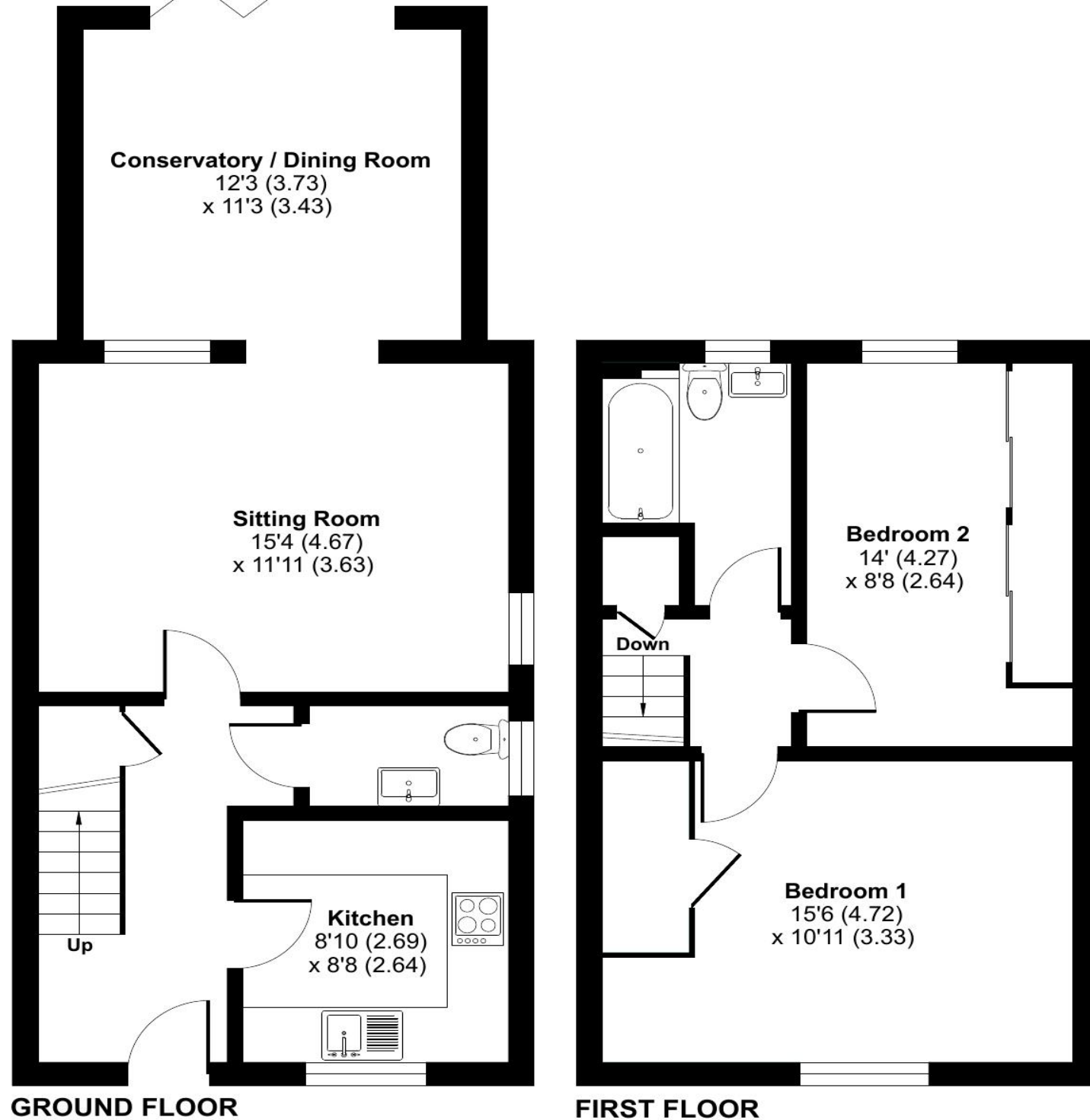


Newton Road, Sporle, King's Lynn, PE32

Approximate Area = 932 sq ft / 86.5 sq m

For identification only - Not to scale



Newton Road, Sporle, Kings Lynn, PE32 2DB

Very well presented, semi-detached two bedroom house situated in a semi-rural location on the outskirts of the popular village of Sporle. This fantastic property offers modern conservatory with glass roof, modern kitchen, cloakroom with WC, air conditioning to lounge, gardens & oil central heating.

Price £230,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1192177



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Situated in semi-rural location on the outskirts of the popular Norfolk village of Sporle, Longsons are delighted to bring to the market this very well presented, modern semi-detached two bedroom house. This fantastic property offers modern conservatory with bi-folding doors and glass roof, modern replacement kitchen, cloakroom with WC, air conditioning to lounge, parking, gardens, oil central heating and double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, conservatory, kitchen, cloakroom with WC, two bedrooms, bathroom, gardens, parking, oil central heating and double glazing.

SPORLE
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

UPVC double glazed entrance door to front, stairs to first floor, understairs storage cupboard, radiator.

Lounge

15'4" (4.67m) x 11'11" (3.63m)

UPVC double glazed windows to rear and side, wall mounted air conditioning unit, opening through to garden room, radiator.

Garden Room/Conservatory

12'3" (3.73m) x 11'3" (3.43m)

Modern UPVC double glazed conservatory with glass roof, bi-folding doors opening to rear garden, radiator

providing all year round usage, electric light and power.

Kitchen

8'10" (2.69m) x 8'8" (2.64m)

Modern, relatively recently installed kitchen units to wall and floor, worksurface over, one and a half bowl sink unit with mixer tap, tall integrated fridge, integrated electric oven, integrated ceramic hob with extractor hood over, integrated wine rack, wall mounted oil fired central heating boiler, radiator.

Cloakroom

Glass bowl hand wash basin, WC, towel radiator, obscure glass UPVC double glazed window to side.

Stairs & Landing

Built-in storage cupboard housing hot water cylinder.

Bedroom 1

15'6" (4.72m) x 10'11" (3.33m)

UPVC double glazed window to front, built-in storage cupboard, loft access, radiator.

Bedroom 2

14'0" (4.27m) x 8'8" (2.64m)

Double glazed window to rear, radiator.

Bathroom

Bathroom suite comprising bath with shower over and shower screen, wash basin, WC, obscure glass UPVC double glazed window to rear, radiator. (Currently being refurbished/updated)

Outside Front

Front garden laid to block paving providing off road parking for three to four vehicles, area to side laid to shingle, decorative area laid to coloured slate chippings, outside light, outside tap, gated access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, patio seating area laid to porcelain patio slabs, flowers and plants to raised beds, outside light, outside tap, external electric power sockets, wooden fence to perimeter, gated access to front.

Agent's Note

EPC rating C75 (Full copy available on request)

Council tax band A (Own enquiries should be made via Breckland District Council)

Agent's Notes 2

Bathroom is currently being refurbished/updated.

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.

- Very Well Presented!
- Air Conditioning to Lounge
- Double Glazing
- Energy Efficiency Rating C70
- Modern Replacement Kitchen
- Cloakroom with WC
- Parking
- Oil Central Heating
- Modern Conservatory with Glass Roof

