



The Street, Sporle, PE32 2DR

welcome to

The Street, Sporle

A substantial 3 bedroom detached cottage, boasting a detached self-contained 2 bedroom annexe, occupying a non-estate, village location. This stunning home offers versatile accommodation with generous garden space and within easy reach of village amenities.



Accommodation

Part glazed external entrance door

Kitchen / Dining Room

A feature brick built fireplace with tiled hearth, wood flooring, and ceiling spotlights, UPVC double glazed window to the front aspect, the dining area is open plan to a beautiful kitchen with a range of wall and floor mounted fitted kitchen units with wooden work surfaces over, inset butler style sink, space for a Rangemaster style cooker with concealer extractor over, integrated dishwasher, wood flooring, timber latched window to the rear aspect, a part glazed internal door opening to:

Rear Porch

Tiled flooring, UPVC double glazed windows and door opening to the garden

Utility Room

A range of floor mounted storage units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, tiled splash backs and surrounds, plumbing for a washing machine, tiled flooring, UPVC double glazed window to the rear aspect, door opening to:

Ground Floor W.C

Suite comprising low level w.c, wall mounted hand wash basin, tiled splash backs, tiled flooring.

Lounge

Feature fireplace with inset wood burning stove and tiled hearth, wood flooring, television point, radiator, concealed staircase rising to the first floor landing, under stairs storage cupboard, UPVC double glazed window to front aspect, glazed double doors opening to:

Garden Room

Brick base with UPVC double glazed windows over, tiled flooring, power sockets, television point, radiator, ceiling spotlights, UPVC double glazed doors opening to the garden

First Floor Landing

Carpet flooring, radiator, doors opening to all first floor bedrooms and the family bathroom.

Bedroom 1

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect

Bedroom 2

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect

Bedroom 3

Built-in wardrobe, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect

Family Bathroom

Stunning bathroom suite comprising vanity hand wash basin with storage under, free standing rolltop bath with mixer tap and hand-held shower attachment, oversized shower cubicle with mains connected shower and glazed shower screen, part tiled walls, heated towel rail, storage cupboard, UPVC double glazed window to the front aspect.

Separate Cloakroom W.C

Suite comprising low level w.c, wall mounted hand wash basin, brick style splash backs, block flooring, UPVC double glazed window to the side aspect.

Annexe

A lovely self contained annexe with lounge, kitchen, two bedroom and an en suite shower room.

Annexe Lounge

Installed wood burning stove with granite effect hearth, wood effect flooring, loft access, television point, UPVC double glazed door opening to the garden with fixed double glazed windows.

Annexe Kitchen

The kitchen comprises a range of shaker style fitted wall and floor mounted kitchen units with work surfaces over, inset sink with mixer tap over, built-in electric oven and hob with concealed cooker hood over, integrated fridge/freezer, integrated dishwasher, wood effect flooring, UPVC double glazed window to the side aspect

Annexe Bedroom 1

Carpet flooring, radiator, UPVC double glazed window to side aspect and part glazed door opening to the garden.

Shower Room

Suite comprising low level vanity hand wash basin with storage under, double shower cubicle with mains connected shower and glazed shower screen, part tiled walls, heated towel rail, double glazed roof window

Annexe Bedroom 2

Carpet flooring, UPVC double glazed window to side aspect.

Outside

The property grounds are accessed via a gravelled walkway leading to the front entrance door to the the main building and the detached annexe. A gravelled driveway leads around the property and toward the rear, where the off-road parking area is located and provides parking for several vehicles.

The generous rear garden, which is a particular feature of this property, offers the occupants a good degree of privacy all around. The picturesque rear garden is mainly laid to lawn with bloc paved patio seating area outside the timber summer house at the bottom of the garden. This charming garden also has a greenhouse and thriving vegetable patch area, along with a selection of trees, shrubs and plants.

Location

Sporle is a well-positioned village located approximately 3.5 miles from the historic market town of Swaffham and less than 30 miles from the Cathedral City of Norwich, which provides a direct rail link to London. Conveniently situated for easy access onto the A47, Sporle is well-served, having its own public house, The King Charles III, primary school, Parish Church and convenience store, which also operates as a Post Office.

Further amenities can be found within nearby Swaffham, which boasts many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants.

Council Tax Band

This property is Council Tax band B.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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welcome to

The Street, Sporle

- Charming 3 Bedroom detached cottage with a detached 2 bedroom annexe
- Presented In immaculate condition throughout
- Many beautiful character features
- Garden room, utility room, beautiful family bathroom and ground floor w.c
- Former barn converted to a 2 bedroom self-contained annexe

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers in excess of

£575,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SFM111082 - 0002

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directions to this property:

Upon entering the village of Sporle from the Swaffham/A47 direction, proceed through the village along The Street, pass the village shop on the right hand side, the cottage is located a further 200 yards on the right just behind the Chapel.



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