



Edwin Farm Dunham Road, Sporle
£350,000

Edwin Farm Dunham Road

Sporle, King's Lynn

Looking for the good life? This three-bedroom farmhouse in Sporle is the perfect place to create your perfect family home, offering plenty of space for renovation or extension (stp), a wrap-around garden and parking. Tucked away in the countryside with the town of Swaffham not too far away. Call now to book your viewing!

Location

Sporle is a charming rural village in Norfolk, England, just 6 miles east of the bustling market town of Swaffham. Nestled within the picturesque countryside, Sporle is surrounded by fields, forests, and country lanes, offering a peaceful escape from urban life. The village is easily accessible via the A1065 road, which connects it to nearby towns and provides convenient links to larger cities like Norwich. Sporle features traditional brick cottages, a local pub, and a strong sense of community, making it an ideal place for those who enjoy a quieter, more relaxed lifestyle.

Swaffham offers a vibrant and historic market town atmosphere just a short distance away. Known for its striking Georgian architecture, the town centres around a lively market square, where independent shops, cafes, and restaurants line the streets.

Council Tax band: D

Tenure: Freehold





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The Property

Step into the property via a porch to the front, perfect for coats and shoe storage, which then leads into the hallways - offering stairs to the first floor and doors to two out of three reception rooms.

Versatility is rife in this property, three sizeable reception rooms offer a great set up for whatever you need, currently used as a lounge, dining room and a sitting room, which offers open plan access into the fully fitted kitchen, perfect for families trying to juggle children and tea time all in one. From here you'll also find a utility room and downstairs WC.

Upstairs are three bedrooms with views to the front and rear. These bedrooms will share the family bathroom.

Outside, you can find a wrap around garden with patio area. Subject to the right planning permissions, there is enough room to extend or even landscape further to create various areas of enjoyment.

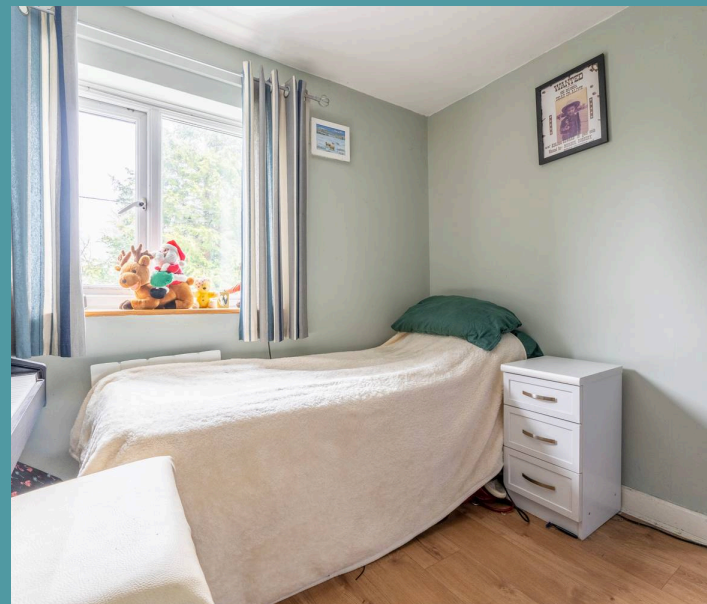
Agents Note

We understand the property will be sold freehold, connected to mains water and electricity.

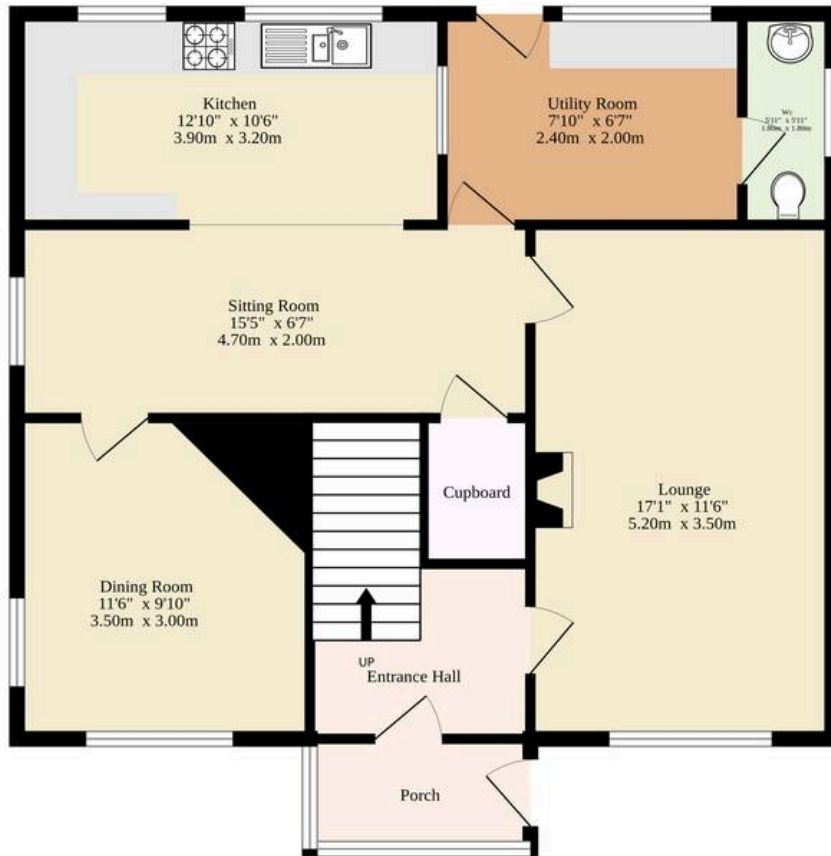
No gas is connected to the property. Electric heating & wood burner.

Septic tank drainage.

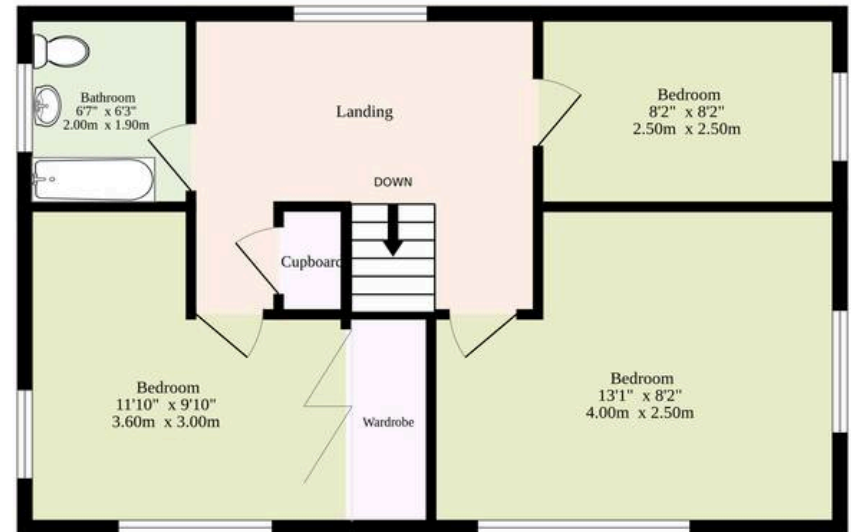
- Spacious three-bed farmhouse
- Versatile layout with room for extensions or



Ground Floor
702 sq.ft. (65.2 sq.m.) approx.



1st Floor
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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