



The Oak  
Sporle | Norfolk | PE32 2DD

# SPACIOUS BUNGALOW



With a setting in the popular pretty rural village of Sporle, this spacious bungalow stands on a plot of around 0.15 acres (STS) with a gated driveway and a large shingled driveway some 70ft. in length. Converted only this year from its original use as a children's nursery, the interior has been completely remodelled and refurbished, and is beautifully presented throughout – from the new kitchen to newly laid wooden floors, the standard of finish is exceptional. The property offers three bedrooms (the master with an ensuite), a family bathroom, kitchen and a large reception room with an adjoining snug, and there is a further snug off the entrance hall. The garden extends along both sides of the bungalow and leads to a west-facing garden which has been laid to an area of artificial grass and a large, terraced area accessed by French Doors from the reception room. The extensive shingled frontage to the bungalow allows secure parking for multiple vehicles.



# KEY FEATURES

- Detached Three Bedroom Bungalow
- Recently undergone a full renovation, including new carpets, plumbing, and rewiring
- Off road parking for multiple cars
- Master Bedroom provides En-Suite, along with a separate Family Bathroom
- Brand new Kitchen with integrated Oven, Dishwasher, and Fridge/Freezer
- Large Living Area with separate Snug room attached
- Private, easy to manage Garden and Patio space
- Total Accommodation extends to 1379sq. ft
- Energy Rating C

## An Amazing Property

"The property was previously a children's nursery which has now been converted to a domestic dwelling. Having built the nursery in 2002, we opened it in September 2003 and the decision was unfortunately taken in October 2022 to close the business as the government made it no longer financially viable," the owners explained. "The interior has undergone a total refurbishment, all the work carried out to a high specification to turn it into the beautifully presented bungalow it is today."

"Although it has been completely remodelled, the outside area gives several small hints of its former use, such as the gravel front which was the parking area, the path up to the front door with wheelchair access, and the astroturf to the rear which was the outside play area."

## Ideal Location

"The location of The Oak in Sporle is quiet but it is only a short walk to the centre of the village," the owners said. "The village is great for all generations as it offers a pre-school and primary school, and the village hall hosts several clubs and community events available to all age groups. It also has a lovely pub called King Charles 3rd and a handy village shop/post office." There are some wonderful activities around the village of Sporle itself including walking with numerous public footpaths including the Peddars Way so close to hand, and there is also the added advantage that the property is well positioned for trips to the North Norfolk coast and Oxburgh Hall.





# KEY FEATURES

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Swaffham is approximately five miles by car where a wide range of amenities are available, including a variety of shops in the town centre, Waitrose, Tesco and Asda supermarkets, and a good selection of places to eat such as the renowned Strattons Hotel. Leisure facilities include Swaffham Leisure Centre and Swaffham Golf Club. Swaffham is situated approximately fifteen miles east of King's Lynn and around thirty miles from the city of Norwich, both of which can be accessed directly via the A47.



















# INFORMATION

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## On Your Doorstep...

The village of Sporle is mainly built along one meandering main street and is situated 4 miles from Swaffham. Sporle has a public house King Charles 3rd, a primary school and a village shop 'Three Ways' which is only a 3 minute walk away and open from early till late. The parish newsletter carries a wealth of information on things to do in Sporle such as the reading group, pensioners' lunch group, art club and pre-school group. Sporle church, St Mary's, has a bell tower at its west end and a Gothic font. It also has an interesting Methodist church. Swaffham provides numerous amenities such as doctors surgeries, a post office and several supermarkets along with a high school, to which transport is provided.

## How Far Is It To?...

Only 19 miles is Kings Lynn which offers a wide variety of schools, cultural and leisure facilities, plus a main line railway station with links to London Kings Cross taking 1 hour 40 minutes. Only a few miles away is the historic market town of Swaffham which is situated just off the A47 and has an extensive selection of shops, pubs, restaurants and a wide choice of sports activities. The town also has a popular Saturday market and many interesting historic buildings which include 'The Buttercross' and majestic Parish Church. The market town of Fakenham is just 14 miles south-west and has a wide variety of shops, pubs and restaurants, the well-known Thursday Flea Market and the Fakenham Race Course, with Golf Course and Leisure Centre.

## Services, District Council

OFCH, Mains - Water & Drainage

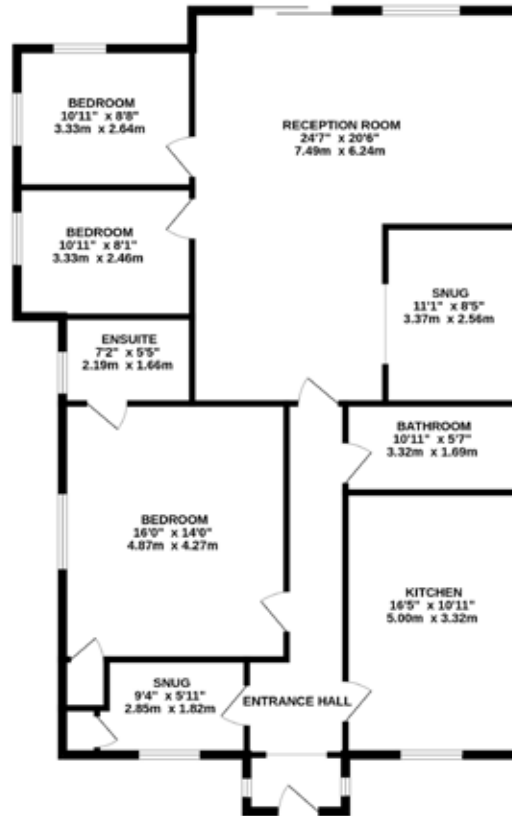
Breckland District Council

Council Tax Band D

## Tenure

Freehold

GROUND FLOOR  
1379 sq.ft. (128.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1379 sq.ft. (128.2 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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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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