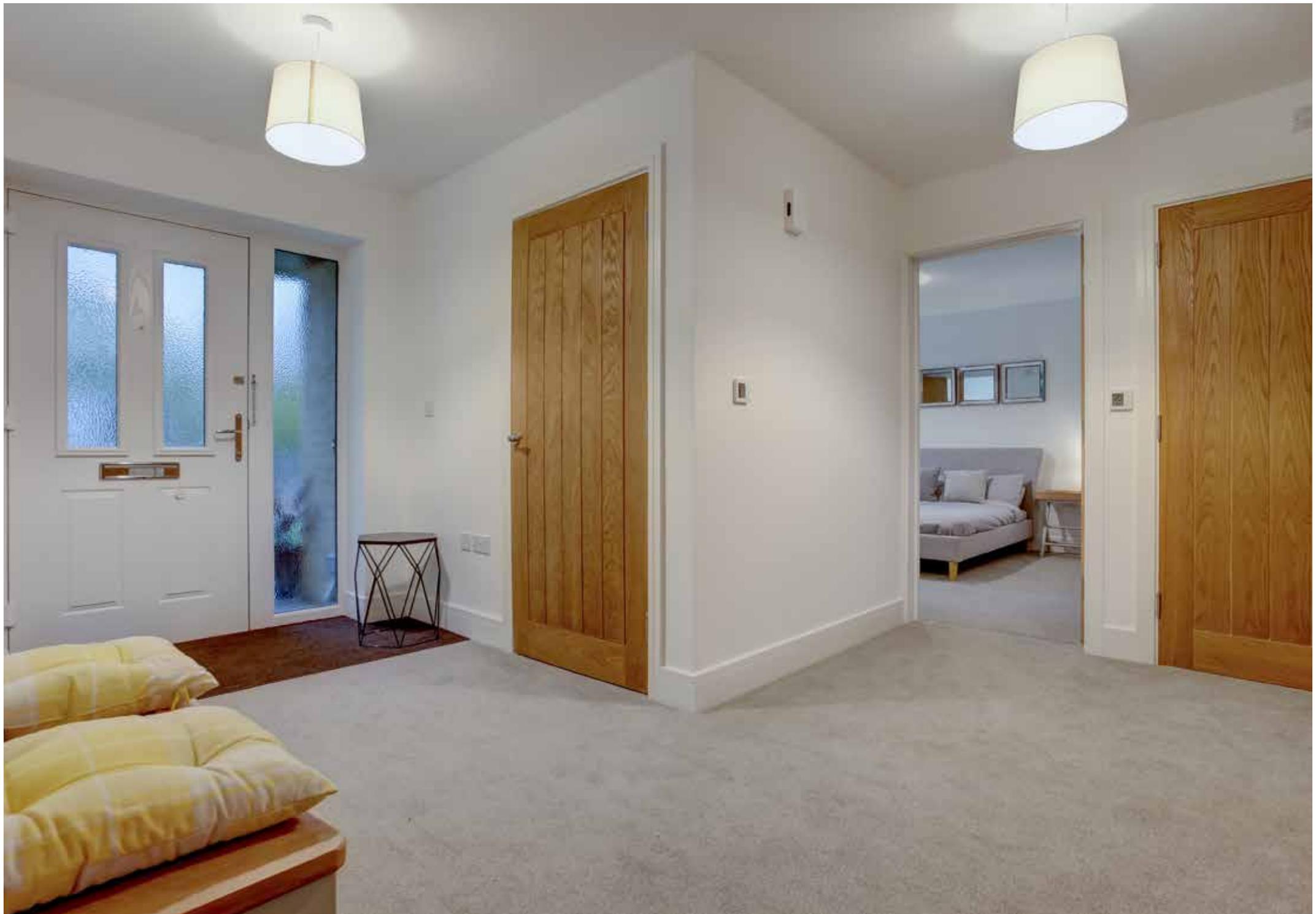


# The Beeches, Sporle Norfolk

A superb development of Five brand new properties with Four Bungalows and a Chalet. Built by a local company to a high specification. Found just off The Street in this popular Rural Village setting found convenient access to the A47 with routes to Swaffham, Dereham, Fakenham and Norwich. Great for commuters with the nearest Train Station in Kings Lynn, ideal for families with the village Primary School and convenience shop. A further range of amenities found in Swaffham which has a Waitrose too.







- Small Development of Four Beautiful Bungalows and a Chalet
- Rural Village Setting found within 30 miles to Hunstanton Beach
- Built to a High Specification with Modern/Contemporary Design
- Reception Hall, Sitting Room, Open Plan Kitchen/Family Room, Three Bedrooms , Bathroom & En-Suite
- Plots Available Now

With a setting in a quiet cul-de-sac location in the village of Sporle close to the historic market town of Swaffham, Harlingwood Homes is nearing completion of a development of five highly specified and spacious three-bedroom properties comprising four bungalows (the first of which has already been sold) and one chalet bungalow.

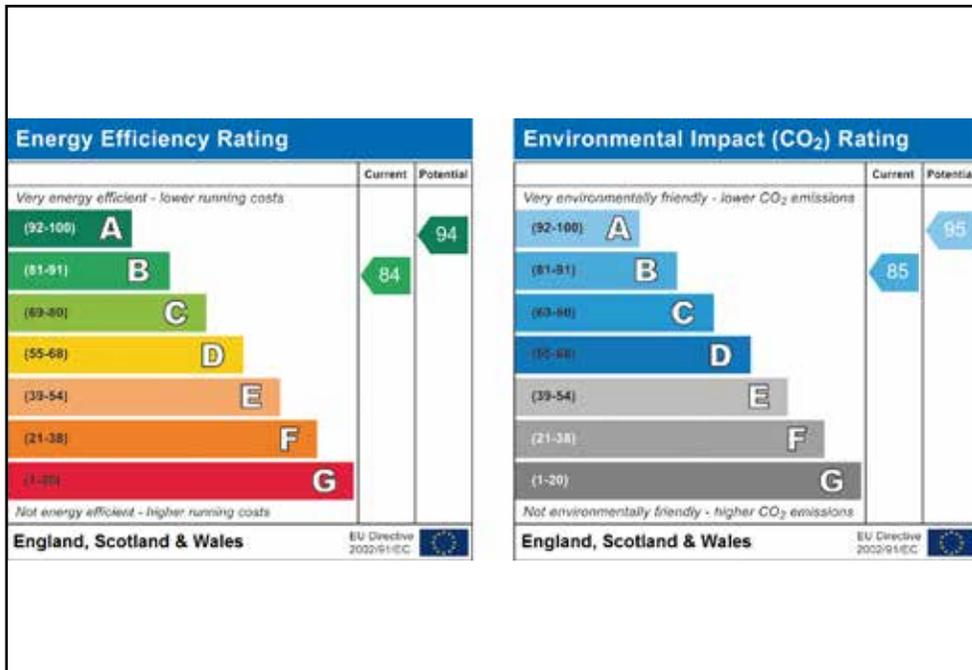
With stunning views of the surrounding countryside, the properties are of a traditional style whilst offering the latest in modern conveniences such as underfloor heating in every room, bespoke kitchens with a full range of white goods already in situ, high quality fixture and fittings throughout, tiled walls to the bathroom and en-suite. There is ample outside parking and a detached garage for each property. The gardens will be turfed, top soiled and rotated with charcoal grey paving slabs

Early indications of interest will ensure that potential purchasers are able to have their input into the final specification of their chosen property, and a "Help to Buy" scheme is also available on these properties.









### 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 primary school and a village shop 'Three Ways' which is only a 15 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?...

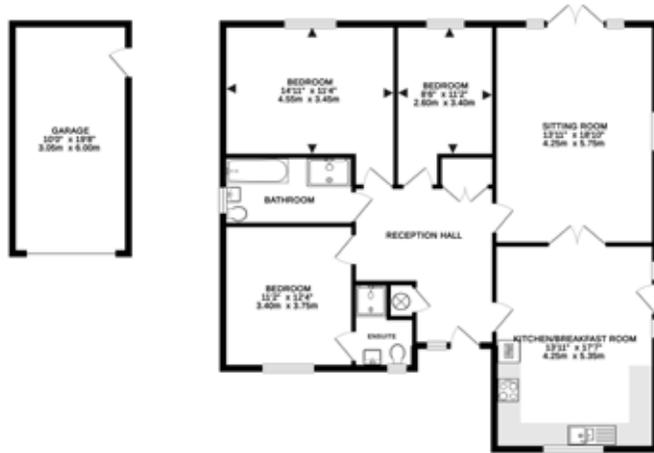
Only 19 miles is Kings Lynn which offers a wide variety of schools, cultural and leisure facilities, plus a main line railway station with links to London Kings Cross taking 1 hour 40 minutes. Only a few miles away is the historic market town of Swaffham which is situated just off the A47 and has an 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.

### Directions...

From Fakenham, leave south-west on the A1065 towards Castle Acre, remain on this road and just before Castle Acre and the old 'George & Dragon' public house turn left onto Castle Acre Road. Remain on this road until you reach the village of Sporle. The Development will be on the left hand side identified by our F&C for sale board.



## Floor Plan for Plots 2, 3, 4 & 5

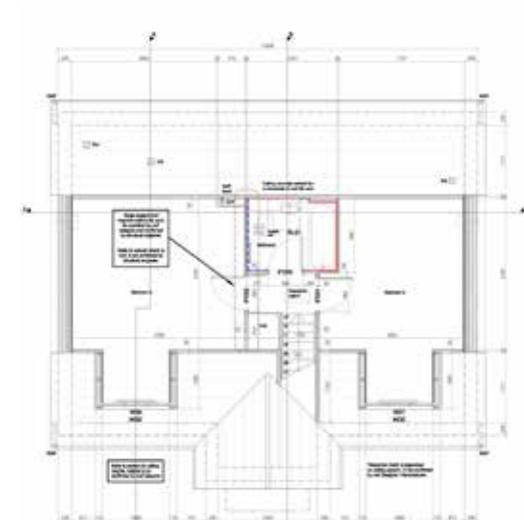
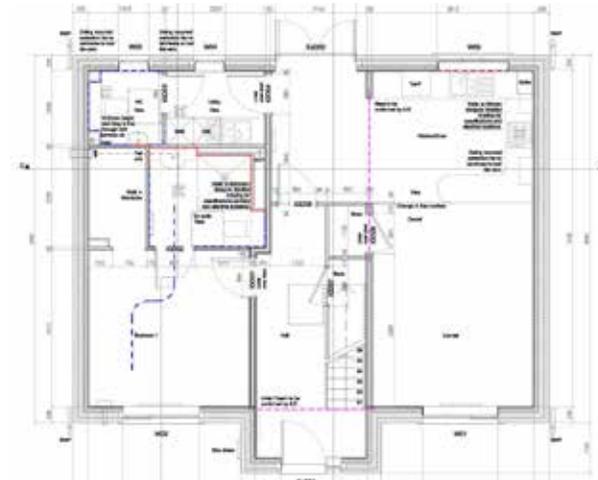


GARAGE 197 sq. ft.  
(18.3 sq. m.)

GROUND FLOOR 1187 sq. ft.  
(110.3 sq. m.)

**TOTAL FLOOR AREA: 1384 sq. ft. (128.6 sq. m.) APPROX.**  
 While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only. The contractor, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency at the time of printing.  
 Date: 01/10/2012

## Floor Plan for Plot 1



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed







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