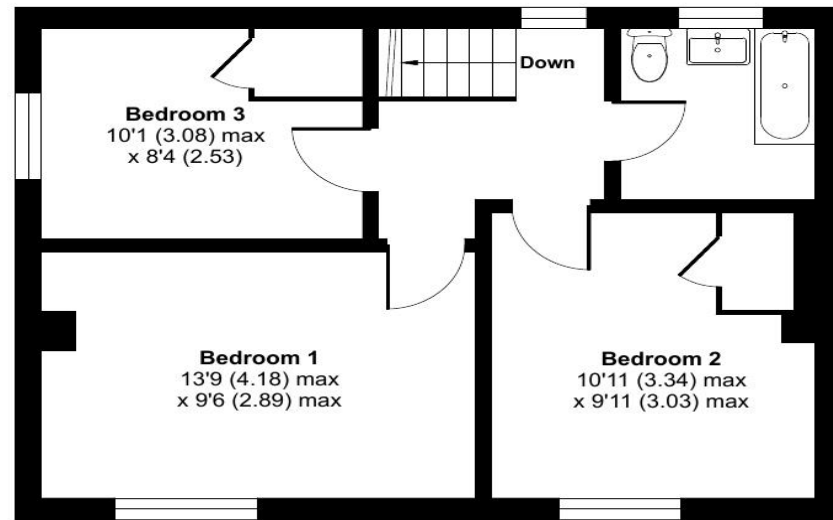
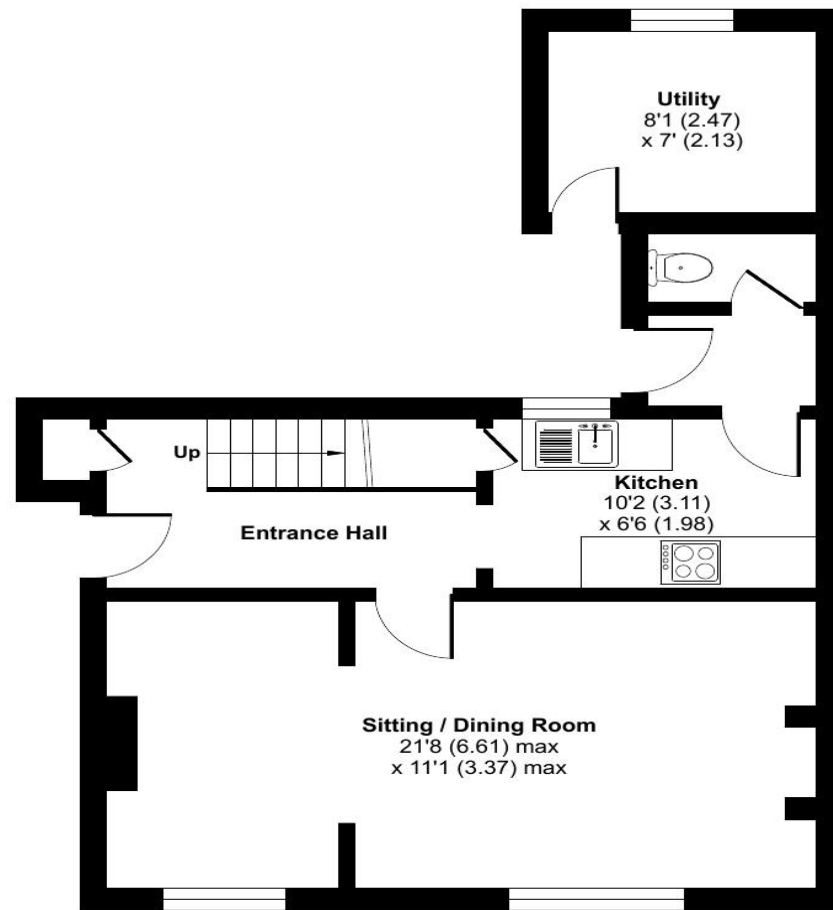


Priory Place, Sporle, King's Lynn, PE32

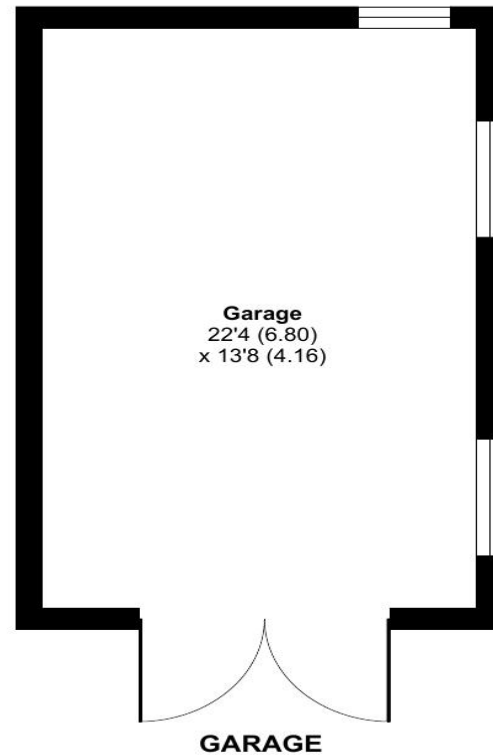
Approximate Area = 885 sq ft / 82.2 sq m
 Garage = 304 sq ft / 28.2 sq m
 Outbuilding = 59 sq ft / 5.4 sq m
 Total = 1248 sq ft / 115.8 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Longsons. REF: 1331592



Priory Place, Sporle, Kings Lynn, PE32 2DT

Well presented, semi detached three bedroom house situated in the Norfolk village of Sporle. The property has much to offer including lounge/dining room, utility room, downstairs WC, good sized garden, ample parking, garage and oil central heating.

Guide Price £250,000 to £260,000 Freehold

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Situated in the popular Norfolk village of Sporle, Longsons are delighted to bring to the market this very well presented, semi detached three bedroom house. The fantastic property has much to offer including lounge/dining room, utility room, recently installed oil boiler and electrics, downstairs WC, good sized garden, ample parking, garage and oil central heating.

Viewing highly advised.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, rear lobby, ground floor WC, utility room (access from rear garden), three bedrooms, bathroom, garage, gardens, parking, gas central heating and UPVC double glazing.

SPORLE
The Norfolk village of Sporle has a range of amenities including Shop, Public House, Primary School, two Churches (Church of England and Methodist) and Recreation Field. The village is conveniently situated just off the A47, approximately 3 miles east of the popular market town Swaffham, approximately 30 miles west to the city

of Norwich and approximately 20 mile east to the Norfolk town of Kings Lynn where there is a main line Railway station to London - Kings Cross

Entrance Hall
UPVC double glazed entrance door to side, stairs to first floor, built in cupboard, tiles to floor, UPVC double glazed window to rear, radiator.

Lounge/Dining Room
21'8" (6.6m) Max x 11'1" (3.38m) Max
Feature fireplace with inset log burning stove, two radiators, two UPVC double glazed windows to front.

Kitchen
10'2" (3.1m) x 6'6" (1.98m)
Fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, space for electric oven with extractor hood over, space for tall upright fridge/freezer, tiled splashback, tiles to floor, radiator, UPVC double glazed window to rear.

Rear Lobby
Door to rear garden, door to WC.

Utility Room
8'1" (2.46m) x 7'0" (2.13m)
Accessed via the rear garden, space and plumbing for washing machine, space for tumble dryer, window to rear.

Stairs & Landing
UPVC double glazed window to rear, loft access.

Bedroom One
13'9" (4.19m) Max x 9'6" (2.9m) Max
UPVC double glazed window to front, radiator.

Bedroom Two
10'11" (3.33m) Max x 9'11" (3.02m) Max
UPVC double glazed window to front, radiator, built in wardrobe.

Bedroom Three
10'1" (3.07m) Max x 8'4" (2.54m)
UPVC double glazed window to rear, radiator, built in cupboard.

Bathroom
Bathroom suite comprising; bath with shower over, wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to rear.

Front Garden
Front garden laid to shingle, driveway providing off road parking, access to garage, access to rear garden, fence to perimeter.

Garage
22'4" (6.81m) x 13'8" (4.17m)
Double doors to front, windows to side and rear, electric, light and power.

Rear Garden
Good sized rear garden laid to lawn, paved patio seating area, shingle areas, greenhouse, outside tap, access to front, fence to perimeter.

Agents Note
EPC rating E45 (Full copy available on request)
Council tax band A (Own enquiries should be made via Breckland District Council)

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.



- Semi Detached House
- Three Bedrooms
- Lounge/Dining Room
- Energy Efficiency Rating E45
- Ample Parking & Garage
- Good Sized Gardens
- Oil Central Heating

