



## Priory Close, Sporle, Kings Lynn, PE32 2DU

Well presented, detached three bedroom bungalow situated in the popular village of Sporle. The property offers garage, gardens, parking, LPG central heating and UPVC double glazing.

Viewing highly advised!

**Offers Over £280,000 Freehold**







### Outside Front

Front garden laid to lawn, driveway providing access to garage and off road parking, shrubs, plants and ornamental tree to beds and borders, outside tap, outside light to side, gated access to rear garden.

### Rear Garden

Rear garden laid to lawn, paved patio seating area, wooden garden shed, shrubs and plants to borders, outside light, gated access to front.

### Agent`s Notes

EPC rating TBC (Full copy available on request)

Council tax band B (Own enquiries should be make 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.

- Detached Bungalow
- Three Bedrooms
- Front & Rear Gardens
- Garage & Parking
- Village Location
- LPG Central Heating
- UPVC Double Glazing

Situated in the popular village of Sporle, Longsons are delighted to bring to the market this well presented, detached three bedroom bungalow. The property offers garage, gardens, parking, LPG central heating and UPVC double glazing.

Viewing highly advised!

Briefly, the property offers entrance hall, lounge, inner hall, kitchen, three bedrooms, bathroom, garage, gardens, parking, LPG central heating and UPVC double glazing.

### SPORLE

The popular 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 front, radiator.

### Lounge

**16'3" (4.95m) x 11'11" (3.63m)**

Feature fireplace, UPVC double glazed window to front aspect, radiator.

### Inner Hall

Built in cupboard housing LPG central heating boiler and hot water cylinder, loft access, radiator.

### Kitchen

**9'11" (3.02m) x 9'10" (3m)**

Fitted kitchen units to wall and floor, worksurface over, composite one and a half bowl sink unit with mixer tap and drainer, space and plumbing for washing machine, space and plumbing for dishwasher, space for electric oven and hob with extractor hood over, space for under counter fridge and freezer, UPVC double glazed entrance door opening to side, UPVC double glazed window to side aspect.

### Bedroom One

**13'2" (4.01m) x 10'0" (3.05m)**

UPVC double glazed window to rear aspect, radiator.

### Bedroom Two

**10'2" (3.1m) x 9'4" (2.84m)**

UPVC double glazed window to rear aspect, radiator.

### Bedroom Three

**11'9" (3.58m) x 6'4" (1.93m)**

Obscure glass UPVC double glazed window to side aspect, Velux style double glazed roof window, radiator.

### Bathroom

Modern bathroom suite comprising P-shaped bath with shower over and shower screen, wash basin set within fitted cabinet, WC, tiled splashback, cushioned vinyl to floor, extractor fan, radiator.

### Garage

Main up and over door to front, UPVC double glazed window to rear aspect.

