



## The Street, Sporle, Kings Lynn, PE32 2EA

A spacious four bedroom detached house situated in the popular village of Sporle with integral garage and backing onto open countryside. The property offers two reception rooms, kitchen/breakfast room, four piece bathroom suite, elevated plot and UPVC double glazing. Viewing is highly recommended.

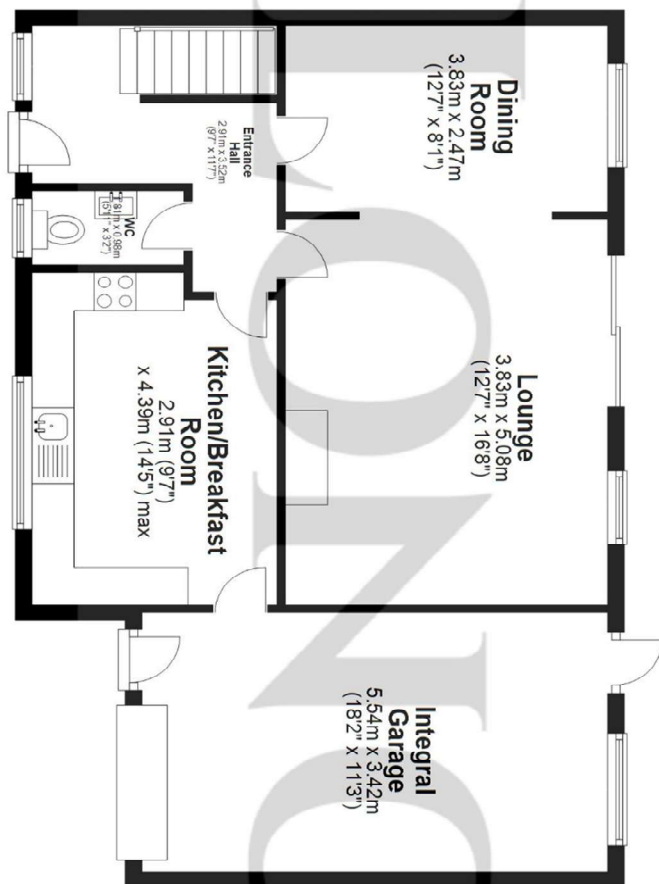
**Guide Price £325,00 - £350,000 Freehold**



Fitzroy House 32 Market Place Swaffham PE37 7QH  
Tel: 01760 721389| Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
<https://www.longsons.co.uk>

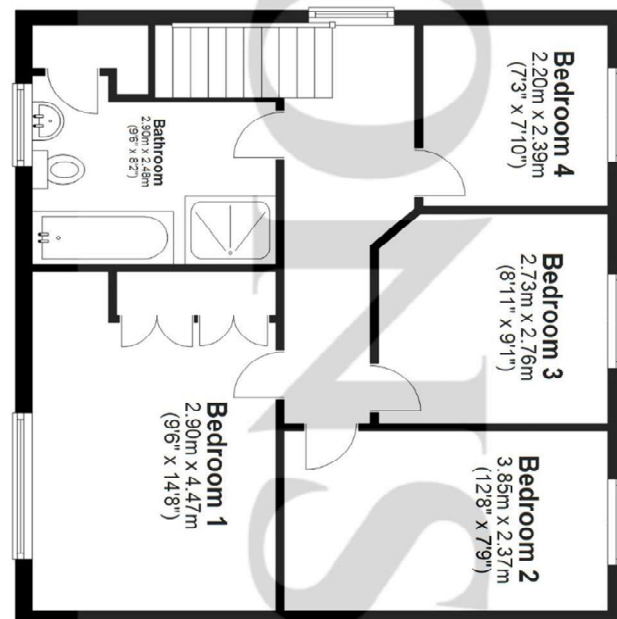
### Ground Floor

Approx. 71.9 sq. metres (773.7 sq. feet)



### First Floor

Approx. 52.9 sq. metres (569.3 sq. feet)



Total area: approx. 124.8 sq. metres (1343.0 sq. feet)

Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.

Fitzroy House 32 Market Place Swaffham PE37 7QH  
Tel: 01760 721389| Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
<https://www.longsons.co.uk>



Situated in the popular village of Sporle Longsons are delighted to bring to the market this spacious four bedroom detached house. The property offers two reception rooms, kitchen/breakfast room, bathroom with four piece suite, integral garage, rear garden backing open countryside and UPVC double glazing.

Viewing is highly recommended.

**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 hall to front aspect with UPVC double glazed full height window to side, electric storage heater, wood effect laminate floor, stairs to first floor, under stairs storage cupboard.

#### Kitchen/Breakfast Room

**9'7" (2.92m) x 14'5" (4.39m) Max**

Fitted kitchen units to wall and floor, work surface over, stainless sink unit with mixer tap and drainer, tiled splashback, space for electric oven, space and plumbing for washing machine, space for under counter fridge, electric storage heater, tiled floor, door to integral garage.

#### Lounge

**12'7" (3.84m) x 16'8" (5.08m)**

Feature fireplace with electric wood burning style stove on tiled hearth, electric storage heater, UPVC double glazed window to rear aspect, UPVC double glazed sliding patio doors to rear garden, opening to dining room.

#### Dining Room

**12'7" (3.84m) x 8'1" (2.46m)**

UPVC double glazed window to rear aspect, electric storage heater, door into entrance hall.

#### Cloakroom

Wash basin, WC, tiled splashback, wood effect laminate floor, obscure glass UPVC double glazed window to front aspect.

#### Stairs and Landing

UPVC double glazed window to side aspect.

#### Bedroom One

**9'6" (2.9m) x 14'8" (4.47m)**

Fitted wardrobes, UPVC double glazed window to front aspect, electric storage heater.

#### Bedroom Two

**12'8" (3.86m) x 7'9" (2.36m)**

UPVC double glazed window to rear aspect, electric storage heater.

#### Bedroom Three

**8'11" (2.72m) x 9'1" (2.77m)**  
**Irregular Shape**

UPVC double glazed window to rear aspect, electric storage heater.

#### Bedroom Four

**7'3" (2.21m) x 7'10" (2.39m)**

UPVC double glazed window to rear aspect, electric storage heater.

#### Bathroom

**9'6" (2.9m) x 8'2" (2.49m)**

Bathroom suite comprising bath, shower cubicle, wash basin, WC, extensively tiled walls, tiled floor, obscure glass UPVC double glazed window to front aspect, loft access, electric storage heater.

#### Outside Front

Elevated drive leading to integral garage, brick weave drive providing off road parking and leading to front door, fencing to perimeter.

#### Rear Garden

Enclosed rear garden mainly laid to lawn, paved patio seating area, greenhouse, garden pond, shrubs, plants and trees to borders, backs onto open fields, personnel door into garage.

#### Integral Garage

**18'2" (5.54m) x 11'3" (3.43m)**

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

#### Agents Note

EPC rating E46 (Full copy available on request)

Council tax band C (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 House
- Four Bedrooms
- Two Reception Rooms
- Four Piece Bathroom Suite
- Kitchen/Breakfast Room
- Integral Garage
- Parking
- Rear Garden Backing Fields
- Electric Storage Heating
- UPVC Double Glazing

