

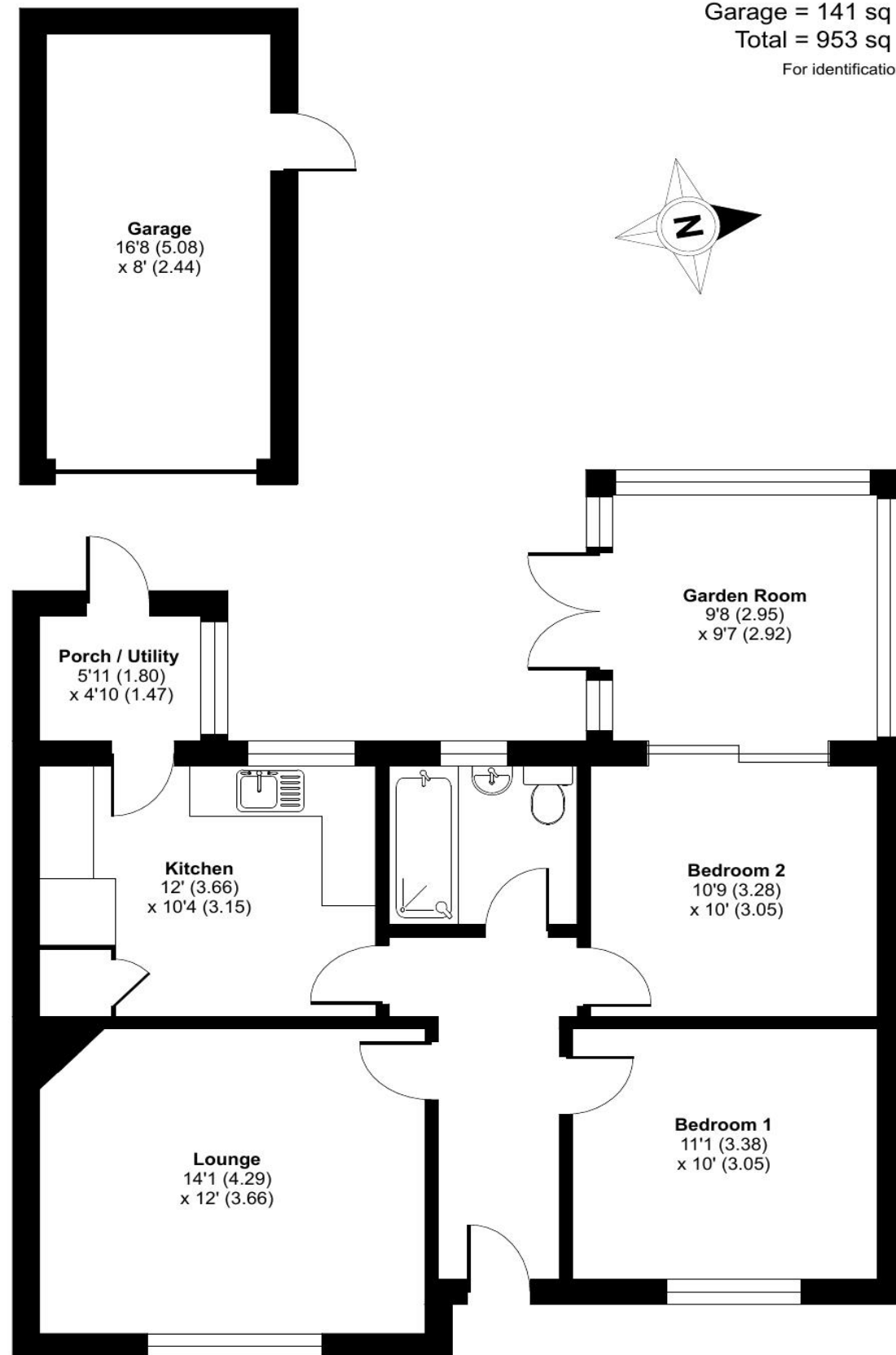
Priory Close, Sporle, King's Lynn, PE32

Approximate Area = 812 sq ft / 75.4 sq m

Garage = 141 sq ft / 13.1 sq m

Total = 953 sq ft / 88.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1167978



Priory Close, Sporle, Kings Lynn, PE32 2DU

Well presented, detached, two bedroom bungalow situated in the popular village of Sporle. The property offers parking for several vehicles, a garage, gardens, a garden room, PV solar panels helping with those utility bills, modern oil-fired central heating system and UPVC double glazing.

Price £240,000 Freehold



Situated in the popular Norfolk village of Sporle, Longsons are delighted to bring to the market, this well presented, detached two bedroom bungalow. The property offers a garage, parking for several vehicles, a garden room, gardens, UPVC doubles glazing, modern oil fired central heating and PV solar panels to help with those utility bills!

Briefly, the property offers - Entrance Hall, Lounge, Kitchen, Rear Porch, Garden Room, Two Bedrooms, Bathroom, Oil Fired Central Heating, UPVC Double Glazing, Garage, and Gardens.

SPORLE
Sporle is a charming village located about 3.5 miles away from the historic market town of Swaffham and less than 30 miles away from the city of Norwich. It offers a direct rail link to London, making it easily accessible. The village is well-equipped with amenities, including its own public house, The King Charles III Pub, a primary school, a Parish Church, and a convenience store that also functions as a Post Office.

For additional amenities, you can explore nearby Swaffham, which has a wide range of options such as public houses, restaurants, cafes, supermarkets, and smaller shops. The town also provides schooling facilities for all age groups as well as various sport and leisure activities. Don't miss the Swaffham market held every Saturday, where you can find fresh meat, fruits and vegetables, cheeses, eggs, housewares, confectionery, tools, and plants.

Entrance Hall

Upon entrance to the property, you are met with a UPVC doubled glazed entrance door to the front, loft access above, and a vertical radiator.

Lounge

14'1" (4.29m) x 12'0" (3.66m)

The lounge has UPVC double glazed windows facing to the front of the property and a radiator.

Kitchen

12'0" (3.66m) x 10'4" (3.15m)

The kitchen comprises of fitted kitchen units to wall and floor with work surface over, stainless steel sink unit with mixer tap and drainer. Additionally, there is space for an electric oven and hob with an extractor fan overhead, and space within recess for upright fridge/freezer. There is also a built in storage cupboard housing a recently replaced, modern oil-fired, combi central heating boiler, tiled splashback throughout, entrance door opening to rear and a radiator.

Rear Porch/Utility

5'11" (1.8m) x 4'10" (1.47m)

The utility offers space and plumbing for a washing machine and UPVC double glazed windows to rear and side with an entrance door opening to the rear garden.

Bedroom One

11'1" (3.38m) x 10'0" (3.05m)

UPVC double glazed window to the front aspect, radiator.

Bedroom Two

10'9" (3.28m) x 10'0" (3.05m)

UPVC double glazed sliding patio doors opening to conservatory, vertical radiator.

Garden Room

9'8" (2.95m) x 9'7" (2.92m)

UPVC double glazed full height windows to rear and side aspects, UPVC double glazed French doors opening to rear garden, vaulted ceiling, electric lights, vertical radiator providing all year round usage.

Bathroom

Modern bathroom suite comprising P shaped bath with shower head over and shower screen, wash basin and WC both set within a fitted cabinet, fully tiled walls throughout and tiled floors, obscure glass UPVC double glazed window to rear aspect, extractor fan.

Outside Front

Well maintained front garden laid to lawn with driveway laid to block paving providing off road parking for several vehicles and access to the garage, outside lights, shrubs and plants to beds, wooden picket fence to the perimeter, gated access to rear garden.

Garage

16'8" (5.08m) x 8'0" (2.44m)

Up and over main door to front, entrance door opening to rear garden, window to the rear, electric power and light.

Rear Garden

Well maintained rear garden laid to lawn, raised wooden decked seating area, outside lights, generous selection of shrubs, plants and ornamental fruit trees to beds and borders, raised vegetable beds, wooden garden shed, outside tap, wooden fence to the perimeter, gated access to front.

Agent's Notes

EPC rating A105 (Full copy available on request)

Council tax band B (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.

- Well Presented
- Detached Bungalow
- Garage
- Energy Efficiency Rating A105
- Garden Room
- Gardens
- Parking
- UPVC Double Glazing

