

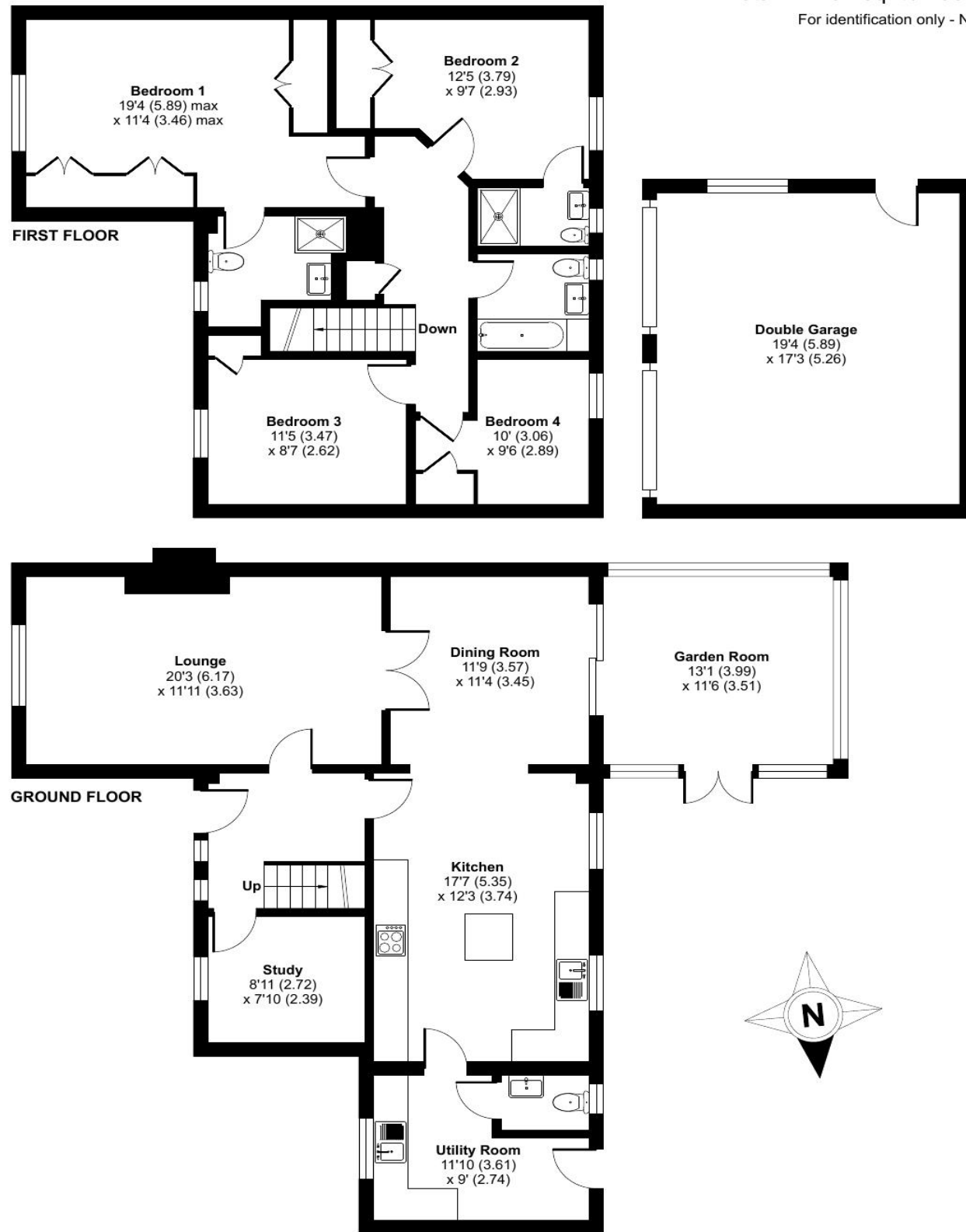
# Bunkers Hill, Sporle, King's Lynn, PE32

Approximate Area = 1823 sq ft / 169.3 sq m

Garage = 334 sq ft / 31 sq m

Total = 2157 sq ft / 200.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2025. Produced for Longsons. REF: 1233866



## Bunkers Hill, Sporle, Kings Lynn, PE32 2ER

Extremely well presented, substantial, spacious detached four bedroom house situated on a select development of just three sizeable properties. This superb property has much to offer and includes gardens, double garage, parking, utility room, three reception rooms two en-suites and much more.....

**Price £550,000 Freehold**

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Situated on a select development of just three sizeable properties, Longsons are delighted to bring to the market this extremely well presented, substantial, spacious detached four bedroom house. This superb property offers generous gardens, double garage, parking for numerous vehicles, three reception rooms, garden room, utility room, two en-suites, cloak room with WC and much more.

Briefly, the property offers entrance hall, lounge, dining room, study, garden room, kitchen, utility room, cloak room, WC, four bedrooms, two en-suite shower rooms, bathroom, double garage, parking for numerous vehicles, gardens, oil central heating (2500 litre tank) and UPVC double glazing.

**SPORLE**  
Sporle is a charming village located close to the historic market town of Swaffham and less than 30 miles away from the city of Norwich. 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.

**Entrance Hall**  
Composite entrance door to front, stairs to first floor, radiator.

**Lounge**  
**20'3" (6.17m) x 11'11" (3.63m)**  
Feature fireplace with inset log burning stove, UPVC double glazed window to front, two radiators, double glazed doors through to dining room.

**Dining Room**  
**11'9" (3.58m) x 11'4" (3.45m)**  
UPVC double glazed patio doors opening to garden room, two radiators.

**Garden Room**  
**13'1" (3.99m) x 11'6" (3.51m)**  
UPVC double glazed garden room with solid roof, UPVC double glazed French doors opening to rear garden, fitted blinds to all windows, wall mounted air conditioning/heating unit.

**Study**  
**8'11" (2.72m) x 7'10" (2.39m)**  
UPVC double glazed window to front, radiator.

**Kitchen**  
**17'7" (5.35m) x 12'3" (3.74m)**  
Fitted kitchen units to walls and floor, work surface over, ceramic one and half bowl sink unit with mixer tap and drainer, Brita drinking water filtered tap, island unit, integrated dishwasher, integrated refrigerator, large Range style electric cooker with extractor hood over, integrated wine rack, space for

large American style fridge/freezer, two UPVC double glazed windows to rear, tiles to floor, radiator.

**Utility Room**  
**11'10" (3.61m) x 9'0" (2.74m)**  
Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, water softener, floor mounted oil fired central heating boiler, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to front, radiator.

**Cloakroom**  
Wash basin, concealed cistern WC, towel radiator, obscure glass UPVC double glazed window to rear, tiles to floor.

**Stairs and Landing**  
Built-in cupboard housing hot water cylinder, loft access, radiator.

**Bedroom One**  
**19'4" (5.89m) x 11'4" (3.45m)**  
Fitted wardrobes, UPVC double glazed window to front, radiator.

**En-Suite Shower Room**  
Shower cubicle, WC and wash basin both set within fitted cabinets, tiled splashback, radiator, obscure glass UPVC double glazed window to front.

**Bedroom Two**  
**12'5" (3.78m) x 9'7" (2.92m)**  
Built-in wardrobes, UPVC double glazed window to rear, radiator, door to en-suite shower room.

**En-Suite Shower Room**  
Double shower cubicle, wash basin and WC both set within fitted cabinets, towel radiator, tiled splashback, obscure glass UPVC double glazed window to rear.

**Bedroom Three**  
**11'5" (3.48m) x 8'7" (2.62m)**  
Built-in wardrobe, UPVC double glazed window to front, radiator.

**Bedroom Four**  
**10'0" (3.05m) x 9'6" (2.9m)**  
Built-in wardrobe, UPVC double glazed window to rear, radiator.

**Bathroom**  
Bathroom suite comprising bath with mixer tap and separate hand shower attachment, wash basin and WC both sets within fitted cabinets, obscure glass UPVC double glazed window to rear, towel radiator.

**Outside Front**  
Front garden laid to a combination of block paving and shingle providing ample parking

for numerous vehicles, outside lights, gated access to rear garden.

**Double Garage**  
**19'4" (5.89m) x 17'3" (5.26m)**  
Two remote control motorised roller doors to front, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to side, electric power and lights.

**Rear Garden**  
Very well presented enclosed rear garden laid to lawn, paved patio seating area, vegetable growing area with raised beds, shrubs and plants to beds and borders, Breeze Savannah seating hut with a thatched roof and electric heater, further seating area laid to shingle, outside light, outside tap, gated access to front.

**Agent's Notes**  
EPC rating C75 (Full copy available on request)  
Council tax band E (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.

- Spacious Detached Four Bedroom House
- Three Reception Rooms
- Select Development
- Energy Efficiency Rating C75
- Garden Room
- Two En-Suites, Bathroom and Cloakroom
- Oil Fired Central Heating and UPVC Double Glazing
- Generous Gardens, Parking and Double Garage

