



The Street, Sporle, Kings Lynn, PE32 2DR

NO CHAIN! Well presented, two bedroom character cottage situated in the popular Norfolk village of Sporle. The property has been vastly improved and offers a conservatory, bespoke hand made entrance porch, gardens, and parking.

Offers Over £200,000 Freehold





Bedroom Two
9'5" (2.87m) x 8'0" (2.44m)

Fitted shelving to alcove, UPVC double glazed window to rear, loft access, radiator.

Front Garden

Front garden laid to lawn, path to front door, hedge to perimeter.

Rear Garden

Rear garden laid to lawn, paved patio seating area, good size wooden garden shed/workshop/possible garden office with electric light and power, wooden shed housing central heating oil tank, gated access to rear with access to parking area.

Agents Note

EPC rating D (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.

- Character Cottage
- Well Presented Accommodation
- Two Bedrooms
- Gardens
- Parking
- UPVC Double Glazing
- Village Location
- No Upward Chain

Situated in the popular Norfolk village of Sporle, Longsons are delighted to bring to the market this very well presented mid terrace character cottage. The property has been vastly improved with character aplenty. The property benefits include two bedrooms, conservatory, bespoke hand made entrance porch, gardens, garden workshop/potential office, log burning stove, and parking.

Briefly, the property offers entrance porch, lounge, kitchen, conservatory, bathroom, two bedrooms, gardens, parking area, UPVC double glazing and oil central heating.

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 Porch
10'4" (3.15m) x 5'1" (1.55m)

Bespoke hand made timber entrance porch on a brickwork base, entrance door to front, tiles to floor, double glazed windows to front and sides.

Lounge
13'0" (3.96m) x 12'7" (3.84m)

Feature fireplace with tiled hearth and inset log burning stove, UPVC double glazed window to front, exposed wooden beams to ceiling, wooden boards to floor.

Kitchen
9'8" (2.95m) x 8'1" (2.46m)

Floor mounted bespoke wooden fitted kitchen units with wooden work surface over, ceramic butler style sink with mixer tap, space for electric oven, space and plumbing for washing machine, space for tall upright fridge/freezer, space for tumble dryer, tiled splashback, window to front, door opening to stairs.

Rear Lobby
 Cupboard housing hot water cylinder.

Conservatory
10'0" (3.05m) x 5'8" (1.73m)
 Double glazed conservatory, door opening to rear garden, wooden boards to floor.

Bathroom
 Bathroom suite comprising bath with shower over and hand shower attachment, wash basin set with fitted cabinet, concealed cistern WC, fitted cupboard and shelving to alcove, towel radiator, tiles to floor, fully tiled walls, extractor fan, obscure glass UPVC double glazed window to rear.

Stairs & Landing

Bedroom One
13'0" (3.96m) x 12'7" (3.84m)
 UPVC double glazed window to front, radiator.

