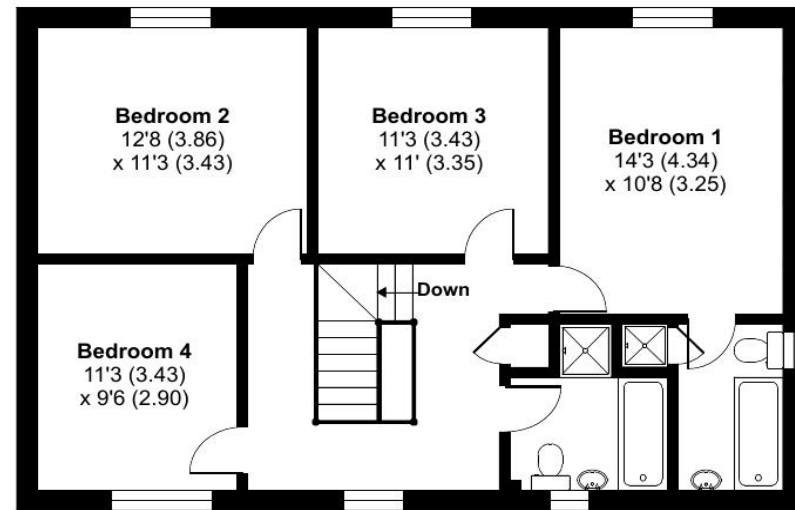
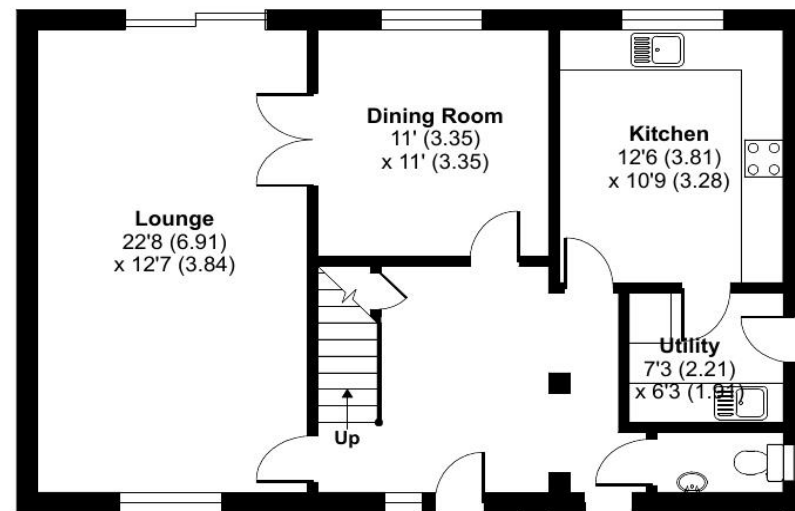


# Down Mill Drive, Sporle, King's Lynn, PE32

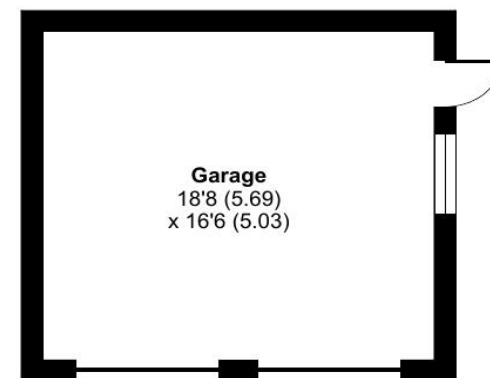
Approximate Area = 1746 sq ft / 162.2 sq m  
Garage = 308 sq ft / 28.6 sq m  
Total = 2054 sq ft / 190.8 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



## Downmill Drive, Sporle, Kings Lynn, PE32 2FH

Superb, spacious detached four bedroom house situated with open countryside views to the rear, on a select development of only four properties with secure gated access.

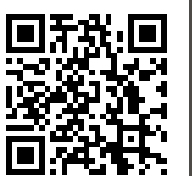
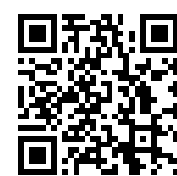
This substantial property offers en-suite, utility, three reception rooms, gardens, double garage and UPVC double glazing.

Viewing highly recommended!

**Price £525,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1132600







Situated on a select development of just four properties with open countryside views to the rear in the popular Norfolk village of Sporle, Longsons are delighted to bring to the market this superb, substantial, detached, four double bedroom house.

This fantastic, spacious property has much to offer and includes double garage, en-suite bathroom, three reception rooms, utility room, parking, gardens, oil central heating and UPVC double glazing.

Viewing highly recommended to fully appreciate.

Briefly, the property offers entrance hall, lounge, dining room, study, kitchen, utility room, cloakroom with WC, four double bedrooms, en-suite bathroom, family bathroom, double garage, gardens, parking, UPVC double glazing and oil fired central heating.

**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







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**Entrance Hall**

Stairs to first floor, understairs storage cupboard, entrance door to front aspect, radiator.

**Lounge**

**22'8" (6.91m) x 12'7" (3.84m)**  
 Feature open fireplace, UPVC double glazed sliding windows to rear aspect, UPVC double glazed window to front aspect, two radiators, glazed double doors opening to dining room.

**Dining Room**

**11'0" (3.35m) x 11'0" (3.35m)**  
 UPVC double glazed windows to rear aspect, radiator.

**Study**

**10'1" (3.07m) x 9'0" (2.74m)**  
 UPVC double glazed window to front aspect, radiator.

**Kitchen**

**12'6" (3.81m) x 10'9" (3.28m)**  
 Fitted kitchen units to walls and floor complemented by a work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated dishwasher, integrated fridge, space for large range style electric oven and hob with extractor hood over, space for large American style fridge/ freezer, tiled splashback, UPVC double glazed window to rear aspect, radiator.

**Utility Room**

**7'3" (2.21m) x 6'3" (1.91m)**  
 Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, UPVC double glazed entrance door opening to side, radiator

**Cloakroom**

Washbasin, WC, obscure glass UPVC double glazed window to side aspect, radiator.

**Stairs and Landing**

Galleried landing, built-in cupboard housing hot water cylinder, UPVC double glazed window to front aspect, radiator.

**Bedroom One**

**14'3" (4.34m) x 10'8" (3.25m)**  
 UPVC double glazed window to rear aspect enjoying open countryside views, radiator, door to en suite bathroom.

**En-Suite Bathroom**

Four piece suite comprising shower cubicle, bath, wash basin, WC, towel radiator, tiled splashback, extractor fan, obscure glass UPVC double glazed window to side aspect.



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**Agents Notes**

EPC rating C72 (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.

- Detached House
- Four Double Bedrooms
- Three Reception Rooms
- Cloakroom, En-Suite and Family Bathroom
- Double Garage
- Gardens and Parking
- UPVC Double Glazing
- Oil Fired Central Heating

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**Bedroom Two**  
 12'8" (3.86m) x 11'3" (3.43m)

UPVC double glazed window to rear aspect enjoying open countryside views, radiator.

**Bedroom Three**  
 11'3" (3.43m) x 11'0" (3.35m)

UPVC double glazed window to rear aspect enjoying open countryside views.

**Bedroom Four**  
 11'3" (3.43m) x 9'6" (2.9m)

UPVC double glazed window to front aspect, radiator.

**Bathroom**

Bathroom suite comprising a four piece bathroom suite with shower cubicle, bath, wash basin, WC, towel radiator, obscure glass UPVC double glazed window to front aspect, tiled splashback, extract fan.

**Double Garage**  
 18'8" (5.69m) x 16'6" (5.03m)

Double garage two main up and over doors to front UPVC double glazed entrance door and window to side aspect, electric lights and power.

**Outside Front**

Garden laid to lawn, driveway laid to shingle providing off road parking, established tree to front, outside lights, hedge to perimeter, gated access either side to rear garden.

**Rear Garden**

Well maintained rear garden backing onto open countryside laid to lawn, paved patio seating area with raised beds to either side, shrubs, plants, and flowers to beds and borders, outside tap, outside lights, wooden fence and hedge to perimeter, gated access either side to the front.



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