

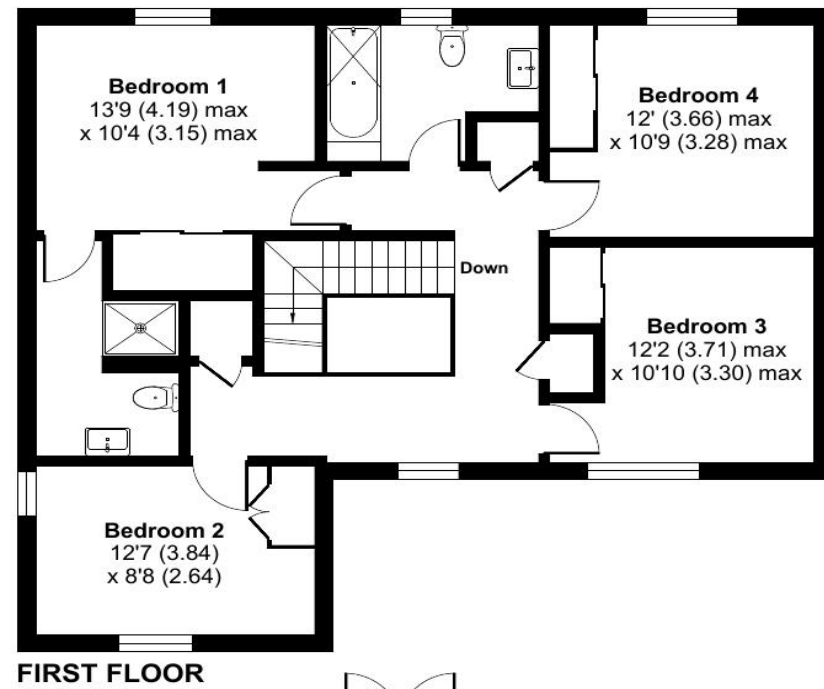
Millfield, Sporle, King's Lynn, PE32

Approximate Area = 1870 sq ft / 173.7 sq m

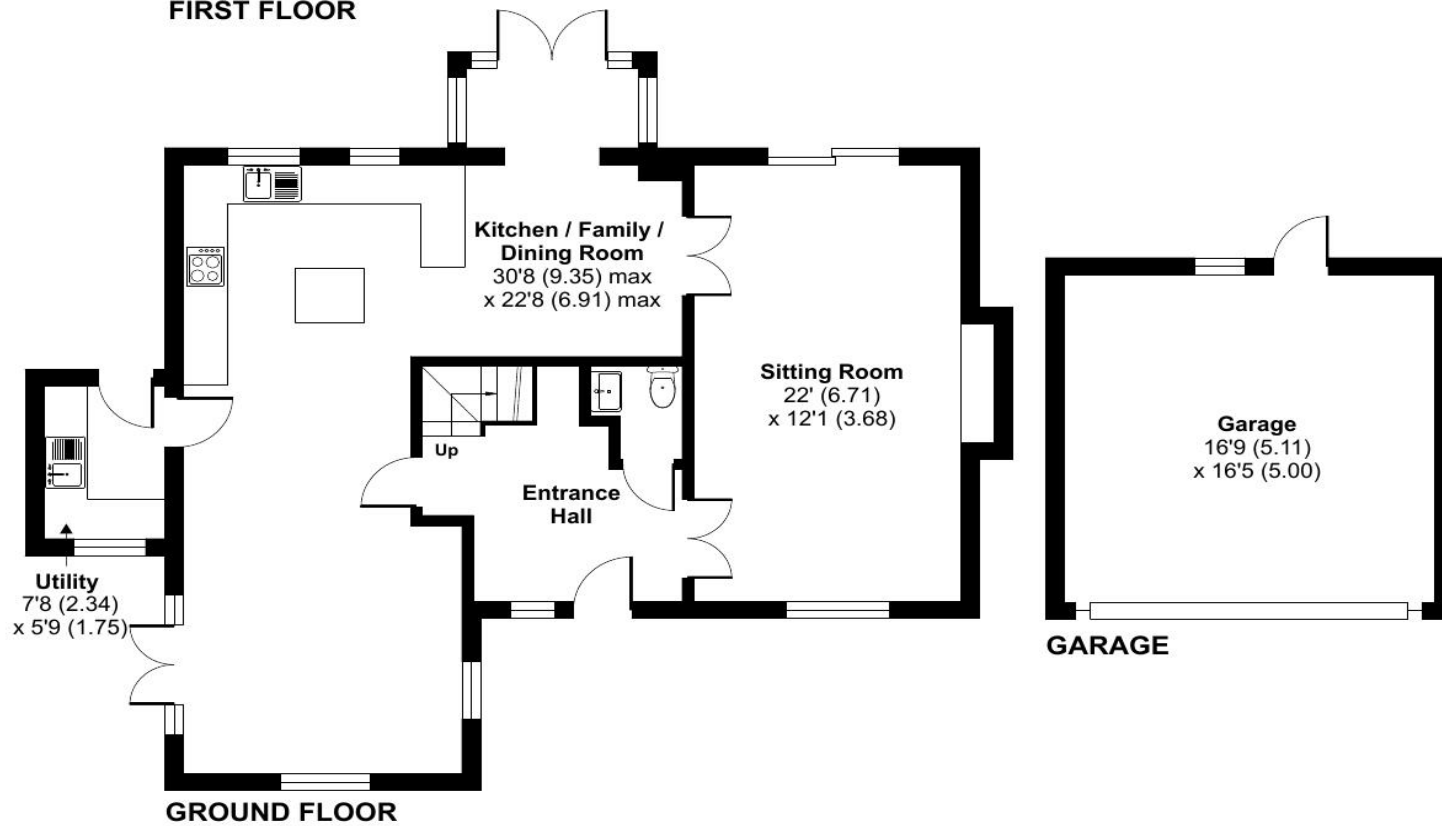
Garage = 278 sq ft / 25.8 sq m

Total = 2148 sq ft / 199.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

GARAGE



Millfield, Sporle, Kings Lynn, PE32 2ES

Superb, spacious detached four bedroom, executive style house situated on an exclusive development of just six properties on the outskirts of the popular Norfolk village of Sporle. This property has much to offer and includes open plan living area, utility, en-suite, double garage, gardens and much more.

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: 1140886





Bedroom Four
21'0" (6.4m) x 10'9" (3.28m)

UPVC double glazed window to front and side aspects, radiator.

Bathroom

Bathroom suite comprising bath with shower over and shower curtain, wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to rear aspect, radiator, extractor fan .

Double Garage

Remote control motorised main roller door to front aspect, UPVC entrance door opening to rear garden, UPVC double glazed window to rear aspect, electric lights and power.

Outside Front

Well maintained front garden laid to lawn, driveway providing ample off road parking laid to block paving, selection of established shrubs, trees, ornamental trees and plants to beds and borders, wooden picket fence to perimeter, wooden five bar gates providing secure access to driveway, outside lights, gated access to rear.

Rear Garden

Very well maintained enclosed rear garden laid to lawn, seating area laid to shingle, vegetable growing area with vegetable beds, paths laid to patio slabs, greenhouse, shrubs, plants, and flowers to beds and borders, wooden fence to perimeter, gated access to side and to front, outside lights,

electric remote control sun canopy, outside tap.

Agent's Notes

EPC rating D64 (Full copy available on request)

Council tax band E (Own enquiries should be made via Breckland District Council)

- Detached Executive Style House
- Four Bedrooms
- Open Plan Living
- En-suite Shower Room, Bathroom and Cloakroom
- Utility Room
- Double Garage, Parking and Gardens
- Oil Fired Central Heating
- UPVC Double Glazing
- Two Reception Rooms
- Exclusive Development

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.

Situated on an exclusive development of just six properties, Longsons are delighted to bring to the market this superb, spacious, substantial detached four bedroom executive style property.

This fantastic property has much to offer, including open plan kitchen/dining/family room and garden room, separate lounge with log burning stove, en-suite shower room, utility room, double garage, ample parking, very well presented gardens and UPVC double glazing.

Viewing highly recommended to fully appreciate what is on offer.

Briefly, the property offers entrance hall, sitting room, kitchen/dining room/family room, utility room, cloak room with wc, four bedrooms, en-suite shower room to bedroom one, bathroom, double garage, gardens, oil fired central heating, UPVC double glazing.

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. Easy access to nearby towns, the closest of which is Swaffham, provides additional shopping and entertainment opportunities.

Swaffham approx. 4 miles, Dereham approx. 11.5 miles, Norwich approx. 33 miles.

Entrance Hall

Composite entrance door to front aspect, stairs to first floor, radiator.

Sitting Room

22'0" (6.71m) x 12'1" (3.68m)

Feature brickwork fireplace with inset log burning stove, UPVC double glazed patio doors opening to rear garden, UPVC double glazed window to front aspect.

Open Plan Kitchen/Dining/Family Room
30'8" (9.35m) Max x 22'8" (6.91m) Max

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 double electric oven, integrated ceramic hob with extractor hood over, integrated wine rack, breakfast bar opening through to garden room area, UPVC double glazed French doors opening to rear garden, UPVC double glazed windows to front, side and rear aspects, four radiators.

Utility Room

Fitted kitchen units to walls and floor complemented by a work surface over, stainless steel sink unit, mixer tap and

drainer, space and plumbing for washing machine, space and plumbing for slimline dishwasher, floor mounted oil fired central heating boiler, obscure glass UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to front aspect.

Cloakroom

Hand wash basin, WC, extractor fan.

Stairs and Landing

Galleried landing, two built in storage cupboards, a further built in cupboard housing hot water cylinder, UPVC double glazed window to front aspect, radiator.

Bedroom One

13'9" (4.19m) x 10'4" (3.15m)

Built-in wardrobe with sliding mirror doors, UPVC double glazed window to front aspect, radiator, door to en suite shower room.

En-Suite Shower Room

Shower cubicle, circular wash basin set within fitted unit, WC, tiled splashback, extractor fan.

Bedroom Two

12'7" (3.84m) x 8'8" (2.64m)

Built-in wardrobe with sliding mirror door, UPVC double glazed window to rear aspect, radiator.

Bedroom Three

12'2" (3.71m) x 10'10" (3.3m)

Built-in wardrobe with sliding mirrored door, UPVC double glazed window to front aspect, radiator.

