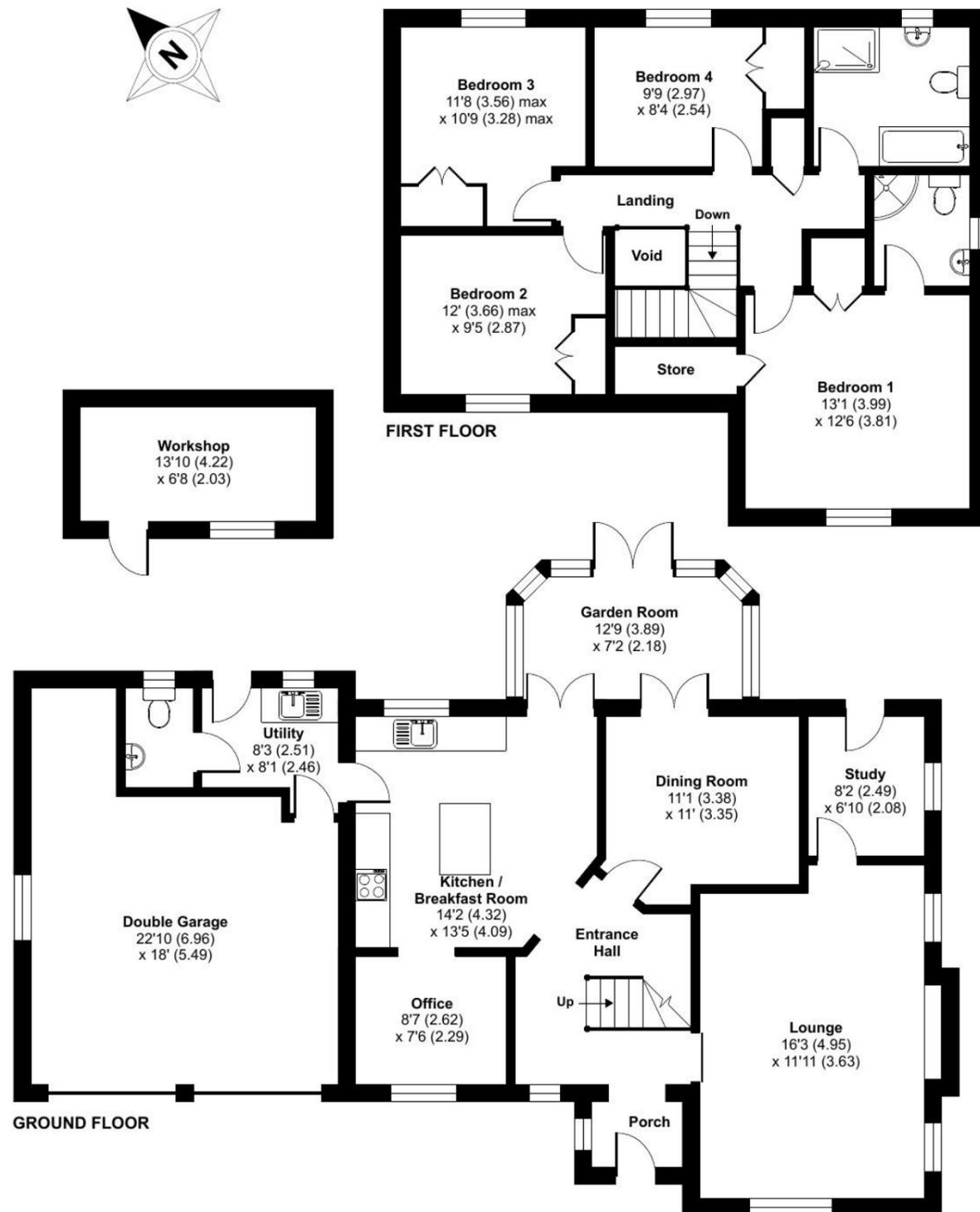


# Millfield, Sporle, King's Lynn, PE32

Approximate Area = 1815 sq ft / 168.6 sq m  
 Garage = 330 sq ft / 30.7 sq m  
 Workshop = 93 sq ft / 8.6 sq m  
 Total = 2238 sq ft / 207.9 sq m  
 For identification only - Not to scale



## Millfield, Sporle, Kings Lynn, PE32 2ES

Guide Price: £525,000-£550,000 Fantastic, detached four bedroom executive style property, situated on a small development just on the outskirts of Sporle. This superb property has much to offer and includes double garage, en-suite shower room, four reception rooms, parking, gardens and more...

**Guide Price £525,000-£550,000 Freehold**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1244856



Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH  
 Tel: 01760 721389 | Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
<https://www.longsons.co.uk>



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Guide Price: £525,000-£550,000  
 Situated on a small select development just on the outskirts of Sporle, Longsons are delighted to bring to the market this superb individual detached four bedroom house. This fantastic spacious property has much to offer and includes double garage, en-suite shower room, utility room, kitchen/breakfast room, three reception rooms and a garden room, log burning stove, parking, gardens and much more...

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, stairs to first floor, under stairs storage cupboard, UPVC double glazed windows to front, two radiators.

**Lounge**  
**16'3" (4.95m) x 11'11" (3.63m)**  
 Feature fireplace with inset log burning stove, UPVC double glazed window to front and side, two radiators.

**Study**  
**8'7" (2.62m) x 7'6" (2.29m)**  
 UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to side, radiator.

**Kitchen/Breakfast Room**  
**14'2" (4.32m) x 13'5" (4.09m)**  
 Fitted kitchen units to walls and floor complemented by an oak work surface over and island unit with additional breakfast bar, composite one and a half bowl sink unit, mixer tap and drainer, large Range style cooker with Calor gas hob and extractor hood over, space for large American style fridge/freezer, UPVC double glazed French doors opening to garden room, UPVC double glazed window to front and rear, two radiators.

**Utility Room**  
**8'3" (2.51m) x 8'1" (2.46m)**  
 Fitted kitchen units to floor, oak work surface over, ceramic Butler style sink unit with mixer tap, space and plumbing for washing machine, UPVC double glazed entrance door opening to rear garden, radiator, door to double garage.

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

**SPORLE**  
 Sporle is a charming village located close to the historic market





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**Cloakroom**

Wash basin, WC, obscure glass UPVC double glazed window to rear, radiator.

**Dining Room**

**11'1" (3.38m) x 11'0" (3.35m)**

UPVC double glazed French doors opening to garden room, radiator.

**Garden Room**

**12'9" (3.89m) x 7'2" (2.18m)**

Modern UPVC double glazed garden room with a solid roof, French doors opening to rear garden, two radiators providing year round usage, electric power and lights.

**Stairs and Landing**

Built-in storage cupboard, covered radiator.

**Bedroom One**

**13'1" (3.99m) x 12'6" (3.81m)**

Built-in wardrobe, UPVC double glazed window to front, radiator, door to en-suite shower room.

**En-Suite Shower Room**

Double shower cubicle with rainfall shower head over and separate hand shower attachment, wash basin set within fitted cabinet, WC, fully tiled walls, obscure glass UPVC double glazed window to side, towel radiator, extractor fan.

**Bedroom Two**

**12'0" (3.66m) x 9'5" (2.87m)**

Built-in wardrobe, UPVC double glazed window to front, radiator.

**Bedroom Three**

**11'8" (3.56m) x 10'9" (3.28m)**

Built-in wardrobe, UPVC double glazed window to rear, radiator.

**Bedroom Four**

**9'9" (2.97m) x 8'4" (2.54m)**

Built-in wardrobe, UPVC Double glazed window to rear, radiator.

**Bathroom**

Four piece bathroom suite comprising walk-in double shower cubicle, bath with mixer tap and separate hand shower attachment, wash basin set

within fitted cabinet, WC, fully tiled walls, towel radiator, obscure glass UPVC double glazed window to rear, extractor fan.

**Double Garage**

**22'10" (6.96m) x 18'0" (5.49m)**

Two remote control motorised roller doors to front, UPVC double glazed window to side, electric lights and power.

**Outside Front**

Front garden laid to lawn, shrubs and plants to raised beds and borders, wooden five bar gates providing access to property grounds, wooden fence and hedge to perimeter, outside lights, outside tap, gated access either side to rear garden.

**Rear Garden**

Enclosed rear garden laid to lawn, paved patio seating area, two wooden garden sheds, outside tap, outside light, shrubs and plants to borders, wooden fence to perimeter, gated access either side to front.



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**Agent's Notes**  
 EPC rating D66 (Full copy available on request)  
 Council tax band E (Own enquiries should be made via Breckland District Council)

- Detached Four Bedroom Executive House
- Three Reception Rooms & Garden Room
- En-Suite Shower Room and Family Bathroom
- Energy Efficiency Rating D66
- Double Garage, Parking and Gardens
- Oil Fired Central Heating
- UPVC Double Glazing
- Small Select Development
- Utility Room

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.

