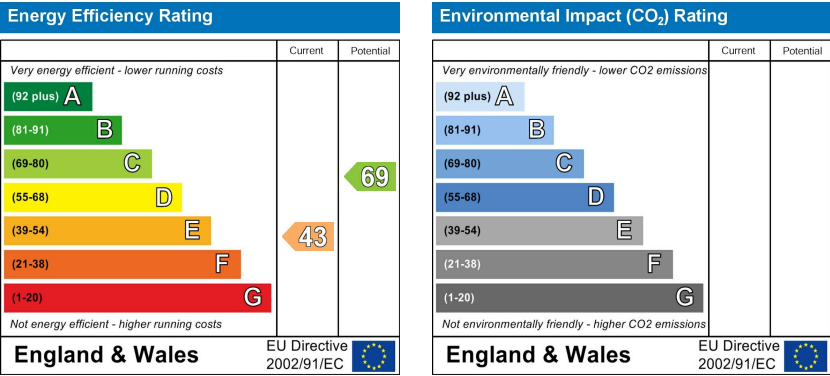


DIRECTIONS

Sat Nav: PE32 2DU What Three Words: Wildfires.cashiers.alleyway



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

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This disclaimer must go on to all probate properties – new and existing:



20 Priory Close Sporle King's Lynn PE32 2DU

THREE BEDROOM DETACHED BUNGALOW WITH DRIVEWAY PARKING AND GARAGE IN QUIET LOCATION

King's Lynn

£160,000 Freehold

Telephone: 0800 6546 333
www.norfolkpropertyactions.co.uk

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ENTRANCE HALL Fitted carpet. Double radiator. Leading to lounge.	6'4 x 3'3 (1.93m x 0.99m)
LOUNGE Fitted carpet. Double radiator. Large window to front aspect. Wooden fireplace with tiled hearth. Blocked chimney access.	16'4 x 11'11 (4.98m x 3.63m)
KITCHEN Range of wall, base and drawer units with worktop over. Serving hatch to lounge. One and a half bowl composite sink and drainer with mixer tap over . Window to side aspect. Space for oven. Space and plumbing for washing machine and dishwasher. Door to side aspect. Vinyl flooring.	9'10 x 9'11 (3.00m x 3.02m)
HALLWAY Fitted carpet. Double radiator. Loft access. Airing cupboard. Leading to all rooms.	10'4 x 5'11 (max) (3.15m x 1.80m (max))
BEDROOM ONE Fitted carpet. Double radiator. Window to rear aspect.	13'1 x 9'11 (3.99m x 3.02m)
BEDROOM TWO Fitted carpet. Single radiator. Window to rear aspect.	10'1 x 10'1 (3.07m x 3.07m)
BEDROOM THREE Fitted carpet. Double radiator. Obscured window to side aspect. Opening skylight.	11'9 x 6'4 (3.58m x 1.93m)
BATHROOM Three piece suite comprising of bath with mixer tap and electric shower over, W.C, and a hand wash basin with vanity unit under and mixer tap over. Extractor fan. Range of half height and full height surround tiling. Double radiator. Vinyl flooring.	6'11 x 6'4 (2.11m x 1.93m)
GARAGE Concrete flooring. Up and over garage door. Lighting and power supply. Window to rear aspect.	16'11 x 8'7 (5.16m x 2.62m)

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****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000**** Located in the desirable village of Sporle, this tucked away detached bungalow on Priory Close offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including two spacious double rooms and a single bedroom, this property is ideal for families or those seeking extra space. The heart of the home features a welcoming reception room, perfect for relaxation or entertaining guests. The modern bathroom boasts a stylish P-shaped bath, providing a touch of luxury for your daily routine. Outside, the property is complemented by a well-maintained and well stocked garden, offering a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The private driveway provides parking for multiple vehicles, and the garage adds further convenience for storage or additional parking. One of the standout features of this property is that it comes with no onward chain, making the buying process smoother and more straightforward. This home is not just a property; it is a wonderful opportunity to create lasting memories in a peaceful setting. With its excellent location and thoughtful design, this detached bungalow is a must-see for anyone looking to settle in the picturesque surroundings of Sporle.

GROUND FLOOR
0 sq.ft. (0.0 sq.m.) approx.

