



Priory Close, Sporle, King's Lynn, PE32 2DU

welcome to

Priory Close, Sporle, King's Lynn

A 2 double bedroom detached bungalow, occupying a quiet cul-de-sac position within the sought-after village of Sporle. This lovely bungalow is offered for sale **CHAIN FREE** with scope for modernisation and further boasts a spacious lounge, utility room, front & rear gardens, driveway and a garage!

Being offered to the market is this well-proportioned two double bedroom detached bungalow, situated in a peaceful cul-de-sac position within the sought-after and conveniently positioned village of Sporle.

In brief, the spacious accommodation comprises; entrance porch, entrance hallway, lounge, kitchen, utility room, two double bedrooms and family bathroom. Coupled with this accommodation, the bungalow boasts oil fired central heating and UPVC double glazed windows. Outside, there are front and rear gardens, driveway parking and an integral garage.

Offered for sale with **NO ONWARD CHAIN**, internal viewing is highly recommended!

Accommodation:

UPVC double glazed obscure glass external entrance door opening to:

Entrance Porch

Part glazed door opening to:

Hallway

Radiator, Carpet flooring, doors opening to the lounge, kitchen, bathroom and both bedrooms.

Lounge

14' 11" x 12' 2" max (4.55m x 3.71m max)
Radiator, television point, carpet flooring, UPVC double glazed window to front aspect.

Kitchen

10' 8" + recess x 10' 4" (3.25m + recess x 3.15m)
A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, tiled splash backs and surrounds, space for electric oven, space and plumbing for washing machine, space for fridge-freezer, two built-in storage cupboards, radiator, UPVC double glazed window to the rear aspect, part glazed door opening to:

Utility Room

Dual aspect UPVC double glazed windows to rear and side, external entrance door opening to side aspect.

Bedroom 1

11' x 10' 2" (3.35m x 3.10m)
Radiator, UPVC double glazed window to the front aspect.

Bedroom 2

12' 5" x 10' 2" (3.78m x 3.10m)
Radiator, UPVC double glazed window to the rear aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin and panelled bath, radiator, UPVC double glazed obscure glass window to the rear aspect.





Outside

The property is approached via a driveway, which provides off-road parking and access to the garage. The front garden is laid mainly to lawn with plant and shrub bed borders. A pathway leads to the main entrance door and around the side of the property to the rear garden.

The rear garden is laid mainly to lawn with a variety of plant and shrub beds, fencing, oil tank and an external oil fired boiler.

Garage

Up and over door to the front aspect, power and lighting connected.

Location

Sporle is a well-positioned village located approximately 3.5 miles from the historic market town of Swaffham and less than 30 miles from the Cathedral City of Norwich, which provides a direct rail link to London. Conveniently situated for easy access onto the A47, Sporle is well-served, having its own public house, The King Charles III, primary school, Parish Church and convenience store, which also operates as a Post Office.

Further amenities can be found within nearby Swaffham, which boasts many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants.

Council Tax Band

This property is Council Tax band B.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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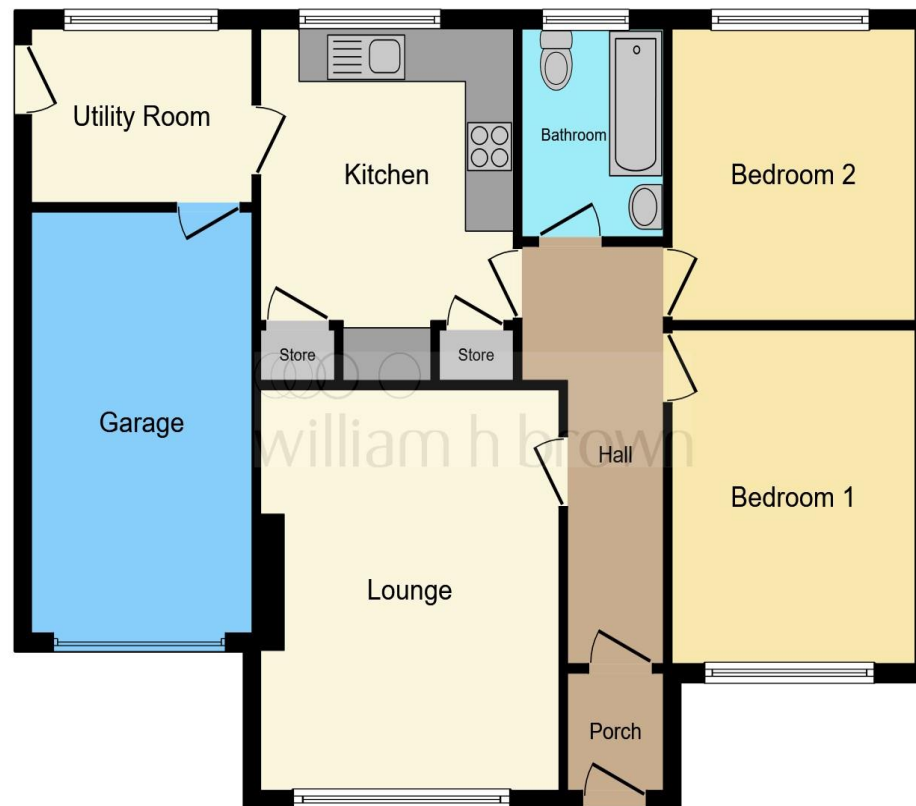
- **NO ONWARD CHAIN!**
- 2 double bedroom detached bungalow
- Opportunity to update and modernise
- Garage and driveway parking
- Fitted kitchen and utility room
- UPVC double glazed windows
- Oil fired central heating
- Popular village location

Tenure: Freehold EPC Rating: D

offers in excess of **£200,000**

directions to this property:

From our Swaffham office, continue straight over the traffic lights onto Norwich Road and proceed along until reaching the McDonalds round-a-bout on the A47. Take the third exit towards Norwich and continue, taking the left hand turn, where directed towards Sporle. Proceed along this road and on entering the village, continue past the shop and take the right hand turn into Priory Place. Proceed along as the road merges into Priory Close, take the first left hand turn where the property can be found on the right hand side.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
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