



The Street, Sporle, King's Lynn, PE32 2DS

welcome to

The Street, Sporre, King's Lynn

>> **STUNNING FIELD VIEWS!!** A 4/5 bedroom detached home, offering vast accommodation in a sought-after, non-estate village location. Benefitting from a 23' lounge, spacious garden room, study, kitchen, utility room, en suite bathroom and separate family bathroom, garage and an enclosed rear garden!

We are delighted to offer for sale this extremely well-proportioned 4/5 bedroom detached family home, which has undergone a significant programme of extension to improve and enhance the overall living accommodation. Occupying a non-estate central village location, ideally situated for access to both King's Lynn and Norwich via the A47, which are both just a short drive away.

In brief, this home offers four main first floor bedrooms with an optional fifth bedroom/dressing room, en suite 4-piece bathroom to the principal bedroom, together with a 4-piece family bathroom. On the ground floor, there is a 23' lounge with feature fireplace, study and garden room, coupled with the fitted kitchen, large utility room and cloakroom w.c.

The property boasts a hybrid heating system with oil fired radiator central heating with an air source heat pump. A hybrid heat pump is a heating system that combines an air source heat pump with an oil boiler. Also offering UPVC double glazed windows throughout. Outside, the property is set within established, mature gardens, with a gravelled driveway, turning spur and garage. The rear gardens are laid mainly to lawn with fruit trees.

This property will appeal to an assortment of buyers, making internal viewing strongly advised!

Accommodation:

Composite external entrance door with UPVC double glazed side panels opening to:

Entrance Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, radiator, doors opening to the lounge, kitchen and study, further door opening to:

Ground Floor W.C

Suite comprising low level w.c and vanity hand wash basin with tiled splash back, heated towel rail, tiled flooring, UPVC double glazed window to the rear aspect.

Lounge

23' 9" x 12' 5" (7.24m x 3.78m)
Feature fireplace with brick surround and tiled hearth, two radiators, television point, carpet flooring, UPVC double glazed window to the front aspect, glazed sliding patio style doors opening to:

Garden Room

14' 3" x 9' 1" (4.34m x 2.77m)
Of UPVC double glazed construction on a brick base with fully insulated ceiling, radiator, carpet flooring, UPVC double glazed French doors opening to the side aspect.

Study

13' x 8' 6" (3.96m x 2.59m)
Radiator, carpet flooring, UPVC double glazed window to the front aspect.

Kitchen

13' 1" x 13' max narrowing to 9' 10" (3.99m x 3.96m max narrowing to 3.00m)
A comprehensive range of wall and floor mounted fitted kitchen units in light oak finish with work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level double oven and fitted hob with concealed cooker hood over, plumbing for dishwasher, radiator, tiled flooring, UPVC double glazed window to the rear aspect, opening to:





Utility Room

10' 10" x 8' 2" (3.30m x 2.49m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, plumbing for washing machine, tiled flooring, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the rear garden.

First Floor Landing

Feature arch window overlooking the rear aspect, doors opening to all bedrooms and the family bathroom.

Master Bedroom

19' x 10' 11" (5.79m x 3.33m)

Two built-in storage wardrobes, radiator, carpet flooring, dual aspect UPVC double glazed windows overlooking the front and side, connecting door to bedroom 5/dressing room, further door opening to:

En Suite Bathroom

Suite comprising low level w.c, vanity hand wash basin with storage under, panelled bath and separate shower cubicle, part tiled walls, heated towel rail, vinyl flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 5 / Dressing Room

9' 2" + door recess x 8' (2.79m + door recess x 2.44m)

Built-in storage wardrobe, carpet flooring, UPVC double glazed window overlooking the front aspect, connecting door to the master bedroom, door opening to the landing area.

Bedroom 2

12' 5" x 12' 4" (3.78m x 3.76m)

Built-in double storage wardrobe, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 3

12' 10" x 10' (3.91m x 3.05m)

Built-in storage wardrobe, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 4

12' 5" x 11' 1" max narrowing to (3.78m x 3.38m max narrowing to)

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin, panelled bath and separate shower cubicle, tiled splash backs and surrounds, tiled flooring, UPVC double glazed window overlooking the front aspect.

Outside

To the front of the property, there is a gravelled driveway providing off-road parking for numerous vehicles and access to the attached garage. There is also a lawned front garden with shrub beds and external lighting.

The enclosed rear garden is laid mainly to lawn with a paved patio seating area, plant and shrub bed borders, ornamental trees and a timber garden storage shed. The rear of the property also boasts far-reaching countryside views.

Garage

Up and over door to the front aspect.

Location

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

Council Tax Band

This property is Council Tax band E.

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



view this property online williamhbrown.co.uk/Property/SFM109853



welcome to

The Street, Sporle, King's Lynn

- **Total Floor Area: 174m² / 1872ft²**
- Well-proportioned 4/5 bedroom detached house with far-reaching field views
- Non-estate, sought-after village location
- Garage, off-road parking and enclosed rear garden
- 2 reception rooms and garden room
- En suite bathroom and separate family bathroom
- Ground floor w.c, fitted kitchen and large utility room
- UPVC double glazed windows and oil central heating

Tenure: Freehold EPC Rating: D

£450,000

directions to this property:

Upon entering the village of Sporle from the Swaffham/A47 direction, proceed through the village along The Street, pass the village shop and just before reaching The King Charles III, the property will be found on the left hand side.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

view this property online williamhbrown.co.uk/Property/SFM109853



Property Ref:
SFM109853 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williamhbrown.co.uk