



Priory Close, Sporle, PE32 2DU

welcome to

Priory Close, Sporle

>> CHAIN FREE!! A 2 double bedroom detached bungalow, situated in a quiet cul-de-sac position within this well-positioned village. Offering a bright and airy lounge, fitted kitchen and bathroom, front and rear gardens, off-road parking, privately owned solar panels and more!



Accommodation:

UPVC part glazed obscure glass external entrance door opening to:

Entrance Hall

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

Lounge

13' 5" x 11' 6" (4.09m x 3.51m)

Radiator, television point, telephone point, decorative ceiling rose, carpet flooring, UPVC double glazed window to front aspect.

Kitchen

12' max narrowing to 9' 7" min x 12' max (3.66m max narrowing to 2.92m min x 3.66m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, built-in electric oven and hob with cooker hood over, fitted wine rack, space for washing machine, space for under-counter appliances, floor mounted oil fired central heating boiler, built-in storage cupboard, radiator, UPVC double glazed window to the rear aspect, part glazed door opening to:

Rear Porch

Of UPVC double glazed and brick construction with part glazed external entrance door opening to the rear garden.

Bedroom 1

11' 1" x 10' 7" (3.38m x 3.23m)

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

Bedroom 2

11' 3" narrowing to 9' 5" x 9' 10" (3.43m narrowing to 2.87m x 3.00m)

Radiator, carpet flooring, UPVC double glazed window to the front aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin and panelled bath with shower over, shower wall panels, part tiled walls, radiator, tiled flooring, UPVC double glazed obscure glass window to the rear aspect.

Outside

The property is approached via a shingle driveway, which provides off-road parking. There is a lawned front garden with plant and shrub bed borders and a pathway leads to the main entrance door. The pathway continues around the side of the property, giving access to the rear garden.

The rear garden is laid mainly to lawn with paved patio seating areas, timber gazebo and a timber garden storage shed.

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 A.

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

directions to this property:

Upon entering the village of Sporle from the Swaffham/A47 direction, proceed along 'The Street', passing the village shop and take the right hand turn into Priory Place. Continue along and the road will merge onto Priory Close. Take the first left hand turn into the cul-de-sac and the property can be found at the end of the cul-de-sac in the right hand side corner, identified by our William H Brown "For Sale" board.



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welcome to

Priory Close, Sporle King's Lynn

- NO ONWARD CHAIN!
- 2 double bedroom detached bungalow
- Privately owned solar panels
- Front and rear gardens and off-road parking
- Fitted kitchen and bathroom
- UPVC double glazed windows
- Oil fired central heating
- Popular village location

Tenure: Freehold EPC Rating: E



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.floorplan.com

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM109963 - 0006

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