



Priory House The Street, Sporle, PE32 2DR

welcome to

Priory House The Street, Sporle King's Lynn

This substantial 4 double bedroom detached family home is set on an elevated, private, exclusive plot in prime position close to the village church. The property features ample accommodation including four double bedrooms, an en suite, ample off-road parking & a generous garden plot.



Accommodation:

UPVC Part glazed door opening to:

Entrance Hall

Wood effect LVT flooring, under stairs storage cupboard, stairs rising to first floor, doors opening to all ground floor rooms.

Cloakroom W.C

Suite comprising low level w.c, hand wash basin with tiled splash backs, wood effect LVT flooring.

Lounge

21' 5" x 13' 8" (6.53m x 4.17m)

Spacious dual aspect room with UPVC double glazed windows to the front and rear aspect, feature fireplace with decorative surround, two radiators, television point, smooth ceilings, wooden flooring, part glazed double internal doors opening to dining area.

Kitchen/Diner/Utility

17' 6" x 9' 1" (5.33m x 2.77m)

Open plan kitchen/dining area comprising of a range of base units work surfaces over, inset composite sink, induction hob inset in a generous sized central island with storage drawers and cupboards, including power socket. Integrated double oven & dishwasher, tiled splash backs, large built in pantry cupboard, with space for appliances, wood effect LVT flooring, smooth ceilings, dual aspect UPVC double glazed windows to all aspects of the property, radiator, recessed lighting, internal door to storage cupboard housing oil fired boiler. UPVC partially double-glazed external door to garden.

Dining Area

12' 4" x 9' 1" (3.76m x 2.77m)

Open plan space accompanied by the kitchen, wood effect LVT flooring, part glazed doors opening to the lounge and a UPVC double glazed window to the rear aspect.

Utility Area

7' 4" x 4' 9" (2.24m x 1.45m)

Wood effect LVT flooring, plumbing for washing machine, space for tumble dryer. Accompanied by breakfast bar with power sockets over.

First Floor Landing

Spacious landing with carpet flooring, radiator, loft access, internal doors opening to all four bedrooms and family bathroom.

Master Bedroom

12' 1" x 11' 6" Max (3.68m x 3.51m Max)

UPVC double glazed window to the front, built-in double wardrobe, radiator, carpet flooring, door to en suite.

En-Suite Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage under, walk in shower with glazed shower screen and a mains connected rainfall style shower with additional hand held attachment, tiled walls, UPVC double glazed window to the front aspect.

Bedroom 2

11' 10" x 8' 9" (3.61m x 2.67m)

UPVC double glazed window to the rear, carpet flooring, built-in double wardrobe, radiator.

Bedroom 3

10' 11" x 9' 1" (3.33m x 2.77m)

UPVC double glazed window to the rear aspect, carpet flooring, built-in double wardrobe, radiator.

Bedroom 4

9' 2" x 9' 1" (2.79m x 2.77m)

UPVC double glazed window to the front aspect, carpet flooring, double built-in wardrobe, radiator.

Family Bathroom

Suite comprising of a bath with mixer tap and mains connected shower over, low level w.c, vanity hand wash basin with storage under, tiled splash backs, tiled flooring, shaving point, UPVC double glazed window to the rear aspect.

Outside

The property is accessed via a gated gravelled driveway which provides ample off-road parking and leads to the detached double garage. The garden to the front of the property is secluded by mature hedging with part lawn to one side, steps lead to the front entrance door.

The rear garden is a particular feature of this home and is fully enclosed, mainly laid to lawn and has a paved patio seating area, pathways, flowers, shrubs and tree borders enclosed by fencing give the garden a good degree of privacy. The rear garden is completed by external lighting, the oil tank and an outside tap.

The property enjoys an enviable position which is elevated and backs onto a churchyard and playing field.

Detached Double Garage

Twin up & over doors, power sockets, lighting, loft storage, UPVC window over looking the garden and a personal door opening to the garden.

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 D.

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 through the village along The Street, pass the village shop and just past The King Charles III, the property will be found on the left hand side.



view this property online williamhbrown.co.uk/Property/SFM110430



welcome to

Priory House, The Street

- Spacious 4 Bedroom detached family home
- Detached double garage and large driveway
- Open plan kitchen/dining room/utility
- En suite shower room, family bathroom and ground floor cloakroom w.c
- Oil central heating & UPVC double glazed windows

Tenure: Freehold EPC Rating: Awaited

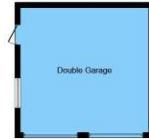
Council Tax Band: C



Ground Floor



First Floor



Garage

william h brown

£500,000

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



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SFM110430](https://www.williamhbrown.co.uk/Property/SFM110430)



Property Ref:
SFM110430 - 0011

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](https://www.williamhbrown.co.uk)