



Hills Close, Sporle, PE32 2DY

welcome to

Hills Close, Sporle

A well-proportioned 2 bedroom semi-detached home, situated in an established cul-de-sac position within the heart of this sought-after village. Presented in excellent condition throughout, this well-positioned home offers spacious gardens, off-road parking and much more!



Accommodation:

Composite part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, under stairs stoage cupboard, doors opening to the kitchen, dining room and further door opening to:

Ground Floor Cloakroom W.C

Suite comprising low level w.c, vanity hand wash basin with storage under, tiled splashbacks, UPVC double glazed window to side aspect.

Kitchen

14' 11" x 9' 11" (4.55m x 3.02m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap over, space for a cooker, concealed cooker hood, space and plumbing for a washing machine, space for a fridge/freezer, radiator, UPVC double glazed window to the side aspect.

Lounge

13' x 9' 5" (3.96m x 2.87m)

Radiator, laminate flooring, television point, UPVC double glazed window to side aspect and UPVC double doors opening to the garden.

Sitting Room

10' 2" x 12' 11" (3.10m x 3.94m)

Feature fireplace, radiator, laminate flooring, dual aspect, UPVC double glazed windows to the front and rear.

First Land Landing

Loft access, doors opening to both bedrooms and the family bathroom.

Bedroom 1

11' 9" x 13' (3.58m x 3.96m)

Radiator, carpet flooring, uPVC double glazed windows overlooking the side.

Bedroom 2

15' x 8' 6" (4.57m x 2.59m)

Radiator, carpet flooring, dual aspect UPVC double glazed windows overlooking the front and rear.

Family Bathroom

Modern suite comprising low level w.c, vanity hand wash basin with storage under, panelled bath with mixer taps with electric shower over with glazed shower screen, part tiled walls, airing cupboard, radiator, UPVC double glazed window overlooking the front aspect.

Outside

Set on a good size plot, the front of the property is mainly lawned with attractive plants and shrubs to the borders, a driveway provides off-road parking and a pathway leads to the front entrance door.

The lawn garden wraps around the side and opens to the rear, a paved patio seating area is available outside the lounge, the rear garden houses a timber garden shed and has stocked borders.

Location

Sporle is a popular village located approximately 3.5 miles from the historic market town of Swaffham and less than 30 miles from the city of Norwich, which provides a direct rail link to London. Conveniently situated for access onto the A47, Sporle is well-served, having its own public house, The King Charles III, primary school, Parish Church, Methodist Chapel, community centre 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 is ample free parking and Swaffham is also on an excellent bus route. 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:

From our Swaffham office continue straight over the traffic lights onto Norwich Road and continue until reaching McDonalds roundabout at the A47. Turn right towards Norw and then take a turning left where directed to Sporle. Contir along this road and on entering the village continue and take the right hand turn just before the shop into Hills Close where the property can be located on the right hand side identified our William H Brown for sale board.



view this property online williamhbrown.co.uk/Property/SFM110693

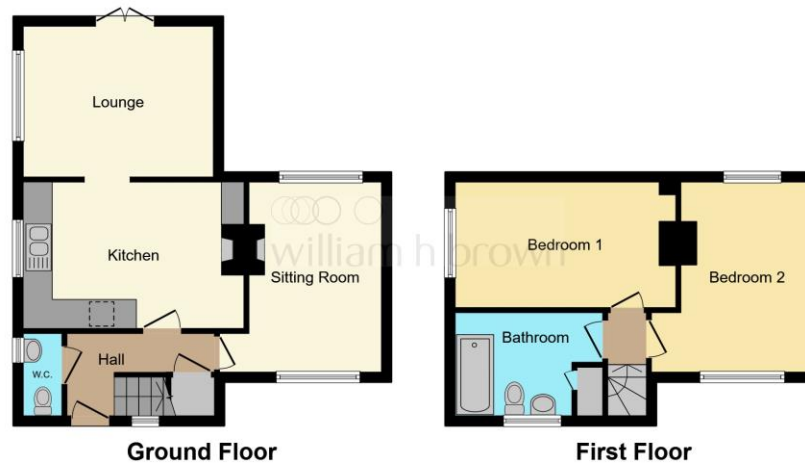


welcome to

Hills Close, Sporle King's Lynn

- 2 bedroom semi-detached house
- Presented in very good condition throughout
- Modern fitted family bathroom
- Dual aspect lounge with French doors to the rear garden
- Generous gardens, off-road parking and timber garden shed

Tenure: Freehold EPC Rating: B
Council Tax Band: A



offers in excess of
£190,000

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/SFM110693](https://www.williamhbrown.co.uk/Property/SFM110693)



Property Ref:
SFM110693 - 0002

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