



## The Street, Sporle, Kings Lynn, PE32 2DS

Spacious, four bedroom detached house situated in the popular village of Sporle. This property has a lot to offer including kitchen/diner, separate dining room, living room, summer room, en-suite shower room, garage, generous garden space and plenty of off-road parking.

**Price £475,000 Freehold**



**Dressing Room**

**8'8" (2.64m) x 8'5" (2.57m)**  
Built-in wardrobes, walk-in wardrobe, radiator and UPVC double glazed window to front.

**En-Suite Shower Room**  
**7'5" (2.26m) x 7'1" (2.16m)**

Tiles to walls, WC, hand washbasin, walk-in power shower, radiator, obscured UPVC double window to side, airing cupboard with hot water cylinder.

**Bedroom Two**  
**13'10" (4.22m) x 10'4" (3.15m)**

Radiator as well as UPVC double glazed window to the rear and side.

**Bedroom Three**  
**9'11" (3.02m) x 9'5" (2.87m)**

Built-in wardrobe, radiator and UPVC double glazed window to front.

**Bedroom Four**  
**9'4" (2.84m) x 7'4" (2.24m)**

Radiator and UPVC double glazed window to rear.

**Bathroom**  
**8'3" (2.51m) x 5'6" (1.68m)**

Bath, power shower over, hand washbasin, WC, radiator and obscured UPVC double glazed window to rear.

**Garage**  
**18'4" (5.59m) x 10'8" (3.25m)**

**Front Garden**

**17'8" (5.38m) x 10'4" (3.15m)**  
Laid to shingle with ample parking space for multiple vehicles, established shrubs to perimeter and plants to beds, gated access to the rear garden.

**Rear Garden**

Laid to lawn, patio seating area, established shrubs and plants throughout to beds, fencing to perimeter, garden shed, outside tap, outside lighting.

**Agent's Note**

EPC ratingTBC (Full copy available on request)  
Council tax band D (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Four bedrooms
- Popular Village Location
- Two Receptions Rooms
- Energy Efficiency Rating
- Generous Garden Space
- Garage and Plenty of Off-Road Parking

Situated in the popular village of Sporle, Longsons are delighted to bring to the market, this fantastic four bedroom house. The property has a lot to offer including kitchen/diner, separate dining room, lounge, summer room, generous garden space, garage, plenty of off-road parking as well as oil fired central heating and UPVC double glazing throughout. Viewing highly recommended.

Briefly, the property offers entrance hall, kitchen/dining room, lounge, summer room, cloakroom, four bedrooms, en-suite shower room, family bathroom, generous garden space, ample off-road parking, garage, oil fired central heating and UPVC double glazing throughout.

**SPORLE**  
Sporle is a charming village located close to the historic market town of Swaffham and less than 30 miles away from the city of Norwich. The village is well-equipped with amenities, including its own public house, The King Charles III Pub, a primary school, a Parish Church, and a convenience store that also functions as a Post Office. Easy access to nearby towns, the closest of which is Swaffham, provides additional shopping and entertainment opportunities. Swaffham approx. 4

miles, Dereham approx. 11.5 miles, Norwich approx. 33 miles.

**Entrance**  
**18'1" (5.51m) x 6'0" (1.83m)**

With parquet flooring, this open entrance hall provides stairs to first floor, access to kitchen/diner, cloakroom and living room as well as a radiator and plenty of understairs storage.

**Living Room**  
**17'4" (5.28m) x 11'2" (3.4m)**

UPVC double glazed windows to front and rear, radiator, feature fireplace with inset electric fire, tiled hearth, surround and wooden mantel.

**Summer Room**  
**17'8" (5.38m) x 10'4" (3.15m)**

UPVC double glazed bay window to the rear, radiator, double UPVC double glazed French doors opening to rear garden.

**Breakfast Room**  
**9'8" (2.95m) x 9'6" (2.9m)**

UPVC double glazed window to the front and archway through to kitchen.

**Kitchen**  
**11'3" (3.43m) x 9'5" (2.87m)**

Tiled splashback, fitted cabinets to wall and floor with laminate worktop over, integrated fan oven, electric hob, inset stainless steel

sink unit with mixer tap and drainer, UPVC double glazed windows to rear as well as two radiators and access to the rear garden.

**Utility Room**  
**8'6" (2.59m) x 4'7" (1.4m)**

Space and plumbing for washing machine, space for upright fridge/freezer.

**Dining Room**  
**16'1" (4.9m) x 8'8" (2.64m)**

UPVC double glazed windows to the front and side, wall mounted electric storage heater.

**Cloakroom**  
**6'1" (1.85m) x 4'3" (1.3m)**

Downstairs cloakroom provides an obscured UPVC double glazed window to rear, WC and a hand washbasin.

**First Floor Landing**  
**12'4" (3.76m) x 9'2" (2.79m)**

Provides access to all four bedrooms as well as bathroom, an electric storage heater, UPVC double glazed window to rear and loft access.

**Bedroom One**  
**10'11" (3.33m) x 10'4" (3.15m)**

This spacious principal bedroom provides access to en-suite shower room and UPVC double glazed window to side.

