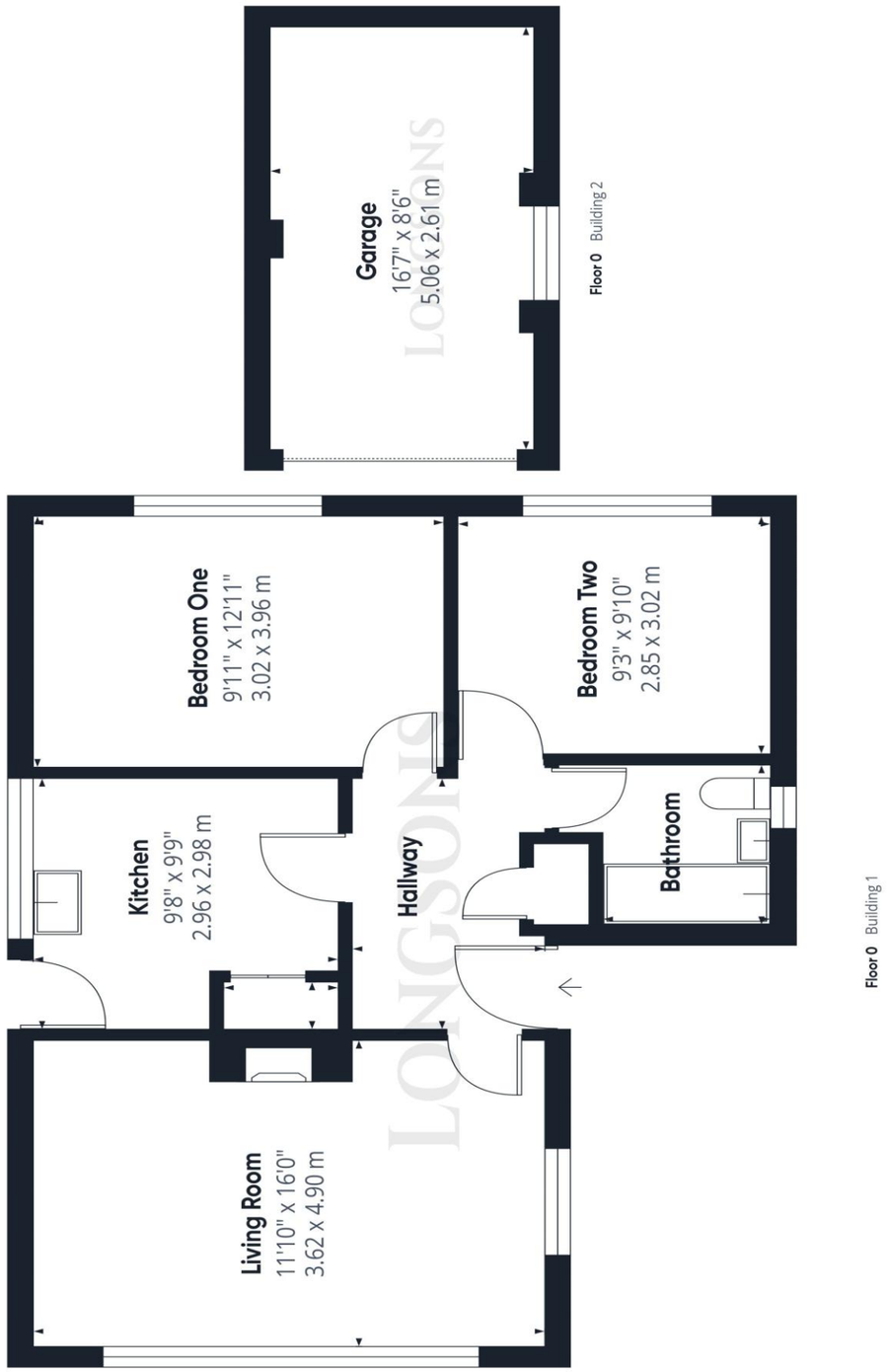


LONGSONS



17 Priory Close, Sporle, PE32 2DU

CHAIN FREE! Two bedroom detached bungalow situated on a popular development within the village of Sporle. The property has lots to offer including living room, kitchen, bathroom, gardens to front and rear, plenty of off-road parking and garage. Viewing highly recommended!

Offers In Excess Of £230,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
https://www.longsons.co.uk

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CHAIN FREE! Situated on a popular development within the village of Sporle, Longsons are delighted to bring to the market this two bedroom detached bungalow. The property has lots to offer including living room, kitchen, bathroom, gardens to front and rear, driveway proving ample off-road parking, garage, oil-fired central heating and UPVC double glazing throughout.

Briefly the property offers entrance hall, airing cupboard, living room, kitchen, two bedrooms, bathroom, gardens to front and rear, driveway, garage, oil-fired central heating and UPVC double glazing.

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 via A47.

Entrance Hall
Composite entrance door, radiator, loft access, airing cupboard housing hot water cylinder.

Living Room
16'0" (4.88m) x 11'10" (3.61m)
Two radiators, UPVC double glazed window to front and side, feature fireplace.

Kitchen
9'9" (2.97m) x 9'8" (2.95m)
Obscure double glazed door to side, fitted cabinets to floor and wall with laminate worktop over and tiled splashback, tiles to floor, inset stainless steel one bowl sink unit with mixer tap and drainer, space for electric oven, space for upright fridge/freezer, built-in storage cupboard, wall mounted electric heater.

Bedroom One
12'11" (3.94m) x 9'11" (3.02m)
Radiator, UPVC double glazed window to rear, wardrobe.

Bedroom Two
9'10" (3m) x 9'3" (2.82m)
Radiator, UPVC double glazed window to rear.

Bathroom
Bath with hot and cold taps and power shower over, WC, hand washbasin, radiator, UPVC double glazed window to side.

Garage
16'7" (5.05m) x 8'6" (2.59m)
Up and over front door, power and lighting.

Front of Property
Laid to lawn, established plants and shrubs throughout, fencing to perimeter, paved walkway to side of property leading to front door, small area laid to shingle with gated access to side of property, driveway laid to shingle and paving slabs leading to garage and gated access to side of property, outside lighting, outside tap.

Rear Garden
Laid to lawn with bark to beds, fencing to perimeter, seating area laid to shingle with concrete slabs, access to oil tank and external oil boiler.

Agent`s Note
EPC rating E52 (Full copy available on request).
Council tax band B (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.

- Two Bedroom Detached Bungalow
- Popular Village Location
- Gardens to Front and Rear
- Energy Efficiency Rating E52
- Garage and Ample Off-road Parking
- Oil-fired Central Heating
- UPVC Double Glazing
- Chain Free!







