

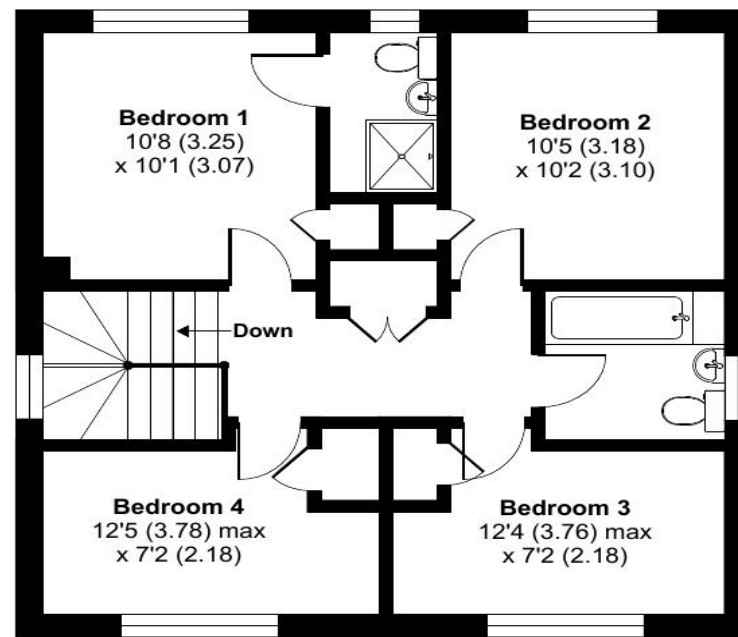
# Bunkers Hill, Sporle, King's Lynn, PE32

Approximate Area = 1307 sq ft / 121.4 sq m

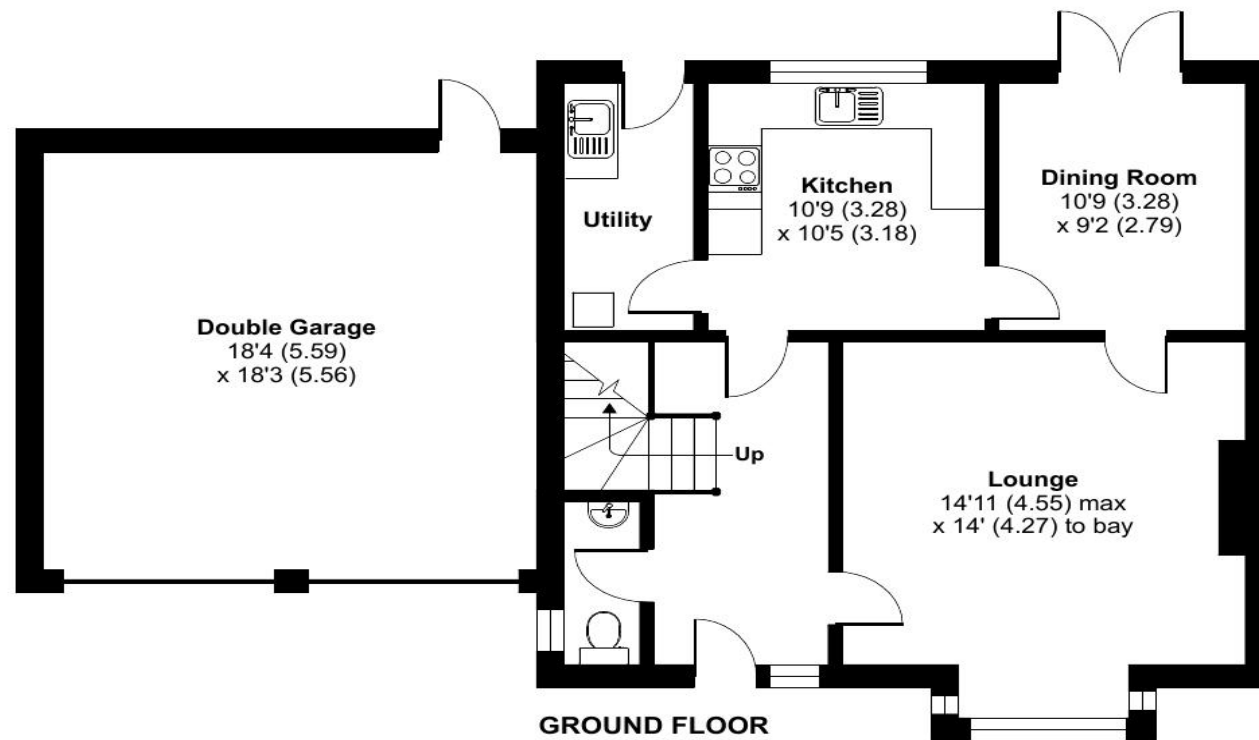
Garage = 336 sq ft / 31.2 sq m

Total = 1643 sq ft / 152.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



## Bunkers Hill, Sporle, Kings Lynn, PE32 2ER

Offered CHAIN FREE!

Detached four bedroom house with double garage situated in the popular village of Sporle. The property would benefit from modernisation and offers plenty of potential with utility room, two reception rooms, en-suite shower room OCH and UPVC double glazing.

**Guide Price £400,000 - £425,000 Freehold**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Longsons. REF: 1406597



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**Bedroom Three**  
**12'4" (3.76m) x 7'2" (2.18m)**  
Built-in wardrobe, UPVC double glazed window to front, radiator.

**Bedroom Four**  
**12'5" (3.78m) x 7'2" (2.18m)**  
Built-in wardrobe, UPVC double glazed window to front, radiator.

**Bathroom**  
Suite comprising bath, hand wash basin, WC, obscure glass UPVC double glazed window to side, tiled splashback, radiator.

**Double Garage**  
**18'4" (5.59m) x 18'3" (5.56m)**  
Two motorised main roller doors to front, entrance door opening to rear garden, window to rear, electric power and light.

**Outside Front**  
Front garden laid to lawn with a selection of shrubs and plants to beds and borders, driveway laid to shingle providing off-road parking, outside lights, outside tap.

**Rear and Side Garden**  
Laid to lawn, paved patio seating areas, wooden summer house, greenhouse, shrubs and plants to beds

and borders, wooden pergola, greenhouse, outside lights, outside tap, wooden fence to perimeter.

**Agent's Note**  
EPC rating E45 (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.

- Detached Four Bedroom House
- Two Reception Rooms
- Cloakroom, En-Suite and Family Bathroom
- Energy Efficiency Rating E45
- Double Garage, Gardens and Parking
- Oil Central Heating and UPVC Double Glazing
- Offered Chain Free
- Viewing Highly Recommended

Available CHAIN FREE!

Situated in the popular village of Sporle, Longsons are delighted to bring to the market this detached four bedroom house. The property would benefit from modernisation and offers plenty of potential with double garage, gardens, parking, en-suite shower room, utility room, two reception rooms, oil central heating and UPVC double glazing.

Viewing Highly Recommended!

Briefly, the property offers entrance hall, lounge, dining room, kitchen, utility room, cloakroom with WC, four bedrooms, en-suite shower room to bedroom one, bathroom, double garage, parking, gardens, 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.

**Entrance Hall**  
Entrance door to front, stairs to first floor, under-stairs storage cupboard, radiator.

**Lounge**  
**14'11" (4.55m) x 14'0" (4.27m)**  
Fireplace with inset log burning stove, UPVC double glazed walk-in bay window, radiator.

**Dining Room**  
**10'9" (3.28m) x 9'2" (2.79m)**  
Double glazed French doors opening to rear garden, radiator.

**Kitchen**  
**10'9" (3.28m) x 10'5" (3.18m)**  
Fitted units to walls and floor, work surface over, one and a half bowl composite sink unit with mixer tap and drainer, integrated electric oven,

integrated electric hob, UPVC double glazed window to rear, radiator.

**Utility Room**  
Fitted units to walls and floor, stainless steel sink unit, space and plumbing for washing machine, floor mounted oil fired central heating boiler.

**Cloakroom**  
Hand wash basin, WC, obscure glass UPVC double glazed window to side.

**Stairs and Landing**  
Built-in cupboard with double doors housing hot water cylinder, loft access. UPVC double glazed window to side.

**Bedroom One**  
**10'8" (3.25m) x 10'1" (3.07m)**  
Built-in wardrobe, UPVC double glazed window to rear, radiator, door to en-suite shower room.

**En-Suite Shower Room**  
Shower cubicle, hand wash basin, WC, obscure glass UPVC double glazed window to rear.

**Bedroom Two**  
**10'5" (3.18m) x 10'2" (3.1m)**  
Built-in wardrobe, UPVC double glazed window to rear, radiator.

