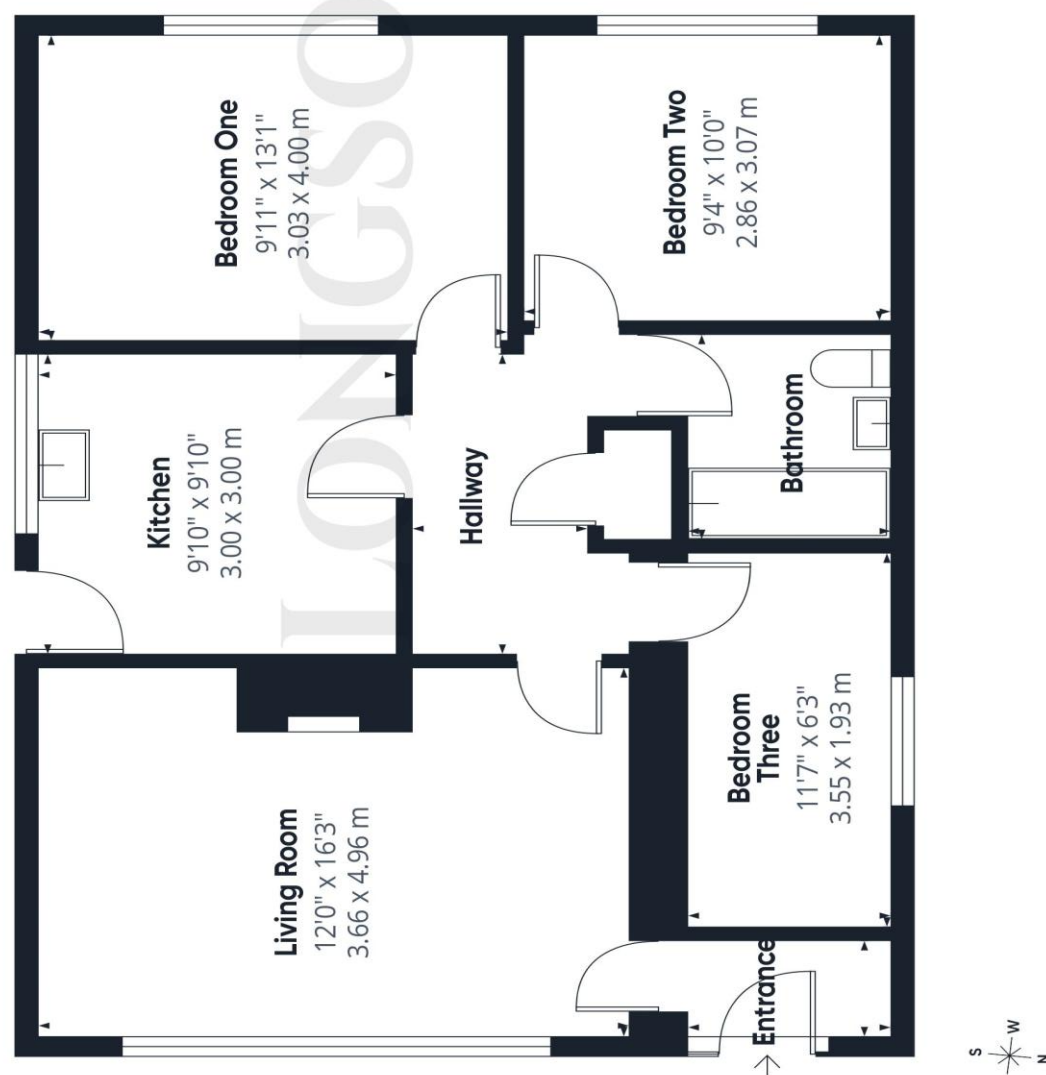




Priory Close, Sporle, Kings Lynn, PE32 2DU

CHAIN FREE! Newly refurbished, detached three bedroom bungalow offers a versatile layout and is situated in the popular village of Sporle. The property, offers living room, kitchen, bathroom, garage, gardens, parking, gas central heating and UPVC double glazing. Viewing highly advised!

Offers Over £260,000 Freehold





shower over, shower screen, wash basin set within fitted cabinet, WC, tiled splashback, extractor fan, towel radiator.

Garage
16'11" (5.16m) x 8'7" (2.62m)

Main up and over door to front, power and lighting UPVC double glazed window to rear..

Outside Front

Front garden laid to lawn, driveway providing access to garage and off road parking, shrubs, plants and ornamental tree to beds and borders, outside tap, outside light to side, gated access to rear garden.

Rear Garden

Rear garden laid to lawn, paved patio seating area, steps to driveway and side of property, wooden garden shed, shrubs and plants to beds, fencing to perimeter, outside light.

Agent's Notes
EPC rating E43 (Full copy available on request)
Council tax band B (Own enquiries should be make via Breckland District Council)

- Detached Bungalow, Newly Refurbished to a High Standard
- Three Bedrooms
- Front & Rear Gardens
- Energy Efficiency Rating E43
- Garage & Parking
- Gas Central Heating and UPVC Double Glazing

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.

Situated in the popular village of Sporle, Longsons are thrilled to bring to the market this well presented detached three bedroom bungalow. This newly refurbished to a high standard property offers a living room, kitchen, bathroom, garage, gardens, parking, gas central heating and UPVC double glazing.

Viewing highly advised and offered for sale CHAIN FREE!

Briefly, the property offers entrance hall, living room, kitchen, three bedrooms, bathroom, garage, gardens, parking, gas central heating and UPVC double glazing.

SPORLE
The popular Norfolk village of Sporle has a range of amenities including Shop, Public House, Primary School, two Churches (Church of England and Methodist) and Recreation Field. The village is conveniently situated just off the A47, approximately 3 miles east of the popular market town Swaffham,

approximately 30 miles west to the city of Norwich and approximately 20 mile east to the Norfolk town of Kings Lynn where there is a main line Railway station to London - Kings Cross

Entrance
Composite entrance door to front, radiator.

Living Room
16'3" (4.95m) x 12'0" (3.66m)
Space for inset electric fireplace, UPVC double glazed window to front, radiator.

Hallway
Airing cupboard housing central heating boiler, hot water cylinder and fuse board, loft access, radiator.

Kitchen
9'10" (3m) x 9'10" (3m)
Fitted kitchen units to wall and floor, worksurface over, tiled splashback, composite one bowl sink unit with mixer tap and drainer, springneck washer tap, space and plumbing for

washing machine and tumble dryer, space and plumbing for dishwasher, space for electric oven and hob, integrated extractor hood over, space for under counter fridge/ freezer, composite entrance door opening to side, UPVC double glazed window, radiator.

Bedroom One
13'2" (4.01m) x 9'11" (3.02m)
UPVC double glazed window to rear, radiator.

Bedroom Two
10'0" (3.05m) x 9'4" (2.84m)
UPVC double glazed window to rear, radiator.

Bedroom Three
11'7" (3.53m) x 6'3" (1.91m)
Radiator, obscure glass UPVC double glazed window to side, Velux style double glazed roof window.

Bathroom
Brand new bathroom suite comprising bath with mixer tap and

