



Priory Close, Sporle, PE32 2DU

welcome to

Priory Close, Sporle

>>MOVE STRAIGHT IN - A beautiful 2 double bedroom detached bungalow, situated in a quiet cul-de-sac position within this popular village. Offering a bright and airy lounge with log burner, modern kitchen and bathroom, enclosed rear garden, off-road parking, privately owned solar panels and more!



Accommodation:

UPVC double glazed obscure glass external entrance door opening to:

Entrance Hall

Radiator, wood effect flooring, loft access, UPVC double glazed fixed side panel window to front aspect with fitted integral venetian blinds, doors opening to both bedrooms and the bathroom, opening to:

Lounge

Log burning stove with polish stone hearth, vertical radiator, wood effect flooring, wall mounted air conditioning unit, television point, UPVC bi-folding doors opening to the garden with fitted integral venetian blinds.

Kitchen

Contemporary fitted kitchen with a range of wall and floor mounted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, integrated electric oven and fitted ceramic hob with splash back and cooker hood over, integrated fridge/freezer, integrated washing machine, wood effect flooring, UPVC double glazed window to the front aspect with fitted integral venetian blinds.

Bedroom 1

Built-in double wardrobes with mirrored sliding doors, radiator, carpet flooring, UPVC double glazed window to the rear aspect with fitted integral venetian blinds.

Bedroom 2

Radiator, carpet flooring, UPVC double glazed window to the front aspect with fitted integral venetian blinds.

Bathroom

Modern 4-piece bathroom suite comprising low level w.c, vanity hand wash basin with storage under, shower cubicle with mains connected shower attachment, round double ended bathtub with

central mixer taps and hand-held shower attachment, tiled flooring, heated towel rail, UPVC double glazed window to the front aspect with fitted integral venetian blinds.

Outside

The property is approached via a driveway, which provides off-road parking and access to the garage. A walkway leads to the front entrance door. The attractive front garden is mainly laid to lawn and solar PV panels are fitted to the roof.

The fully enclosed rear garden is partly laid to lawn with a paved patio seating area, a further paved area suitable for a hot tub, a garden bar, external lighting, gated access to the driveway and a personal door opening to the garage.

The garden bar is timber built and with power sockets and lighting.

Garage

Up & over door, power sockets, lighting, UPVC double glazed window to the garden.

Location

Sporle is a well-positioned village located approximately 3.5 miles from the historic market town of Swaffham and less than 30 miles from the Cathedral City of Norwich, which provides a direct rail link to London. Conveniently situated for easy access onto the A47, Sporle is well-served, having its own public house, The King Charles III, primary school, Parish Church 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 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 B.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.



view this property online williamhbrown.co.uk/Property/SFM110849



welcome to

Priory Close, Sporle

- GUIDE PRICE - £260,000 - £280,000
- Stunning 2 bedroom detached bungalow
- Presented in immaculate order throughout
- Spacious open plan lounge / kitchen
- Two double bedrooms

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

guide price

£260,000



directions to this property:

Upon entering the village of Sporle from the Swaffham/A47 direction, proceed along 'The Street', passing the village shop and take the right hand turn into Priory Place. Continue along and the road will merge onto Priory Close. Take the first left hand turn into the cul-de-sac and the property can be found at the end of the cul-de-sac in the right hand side corner, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/SFM110849



Property Ref:
SFM110849 - 0006

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@williambrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williambrown.co.uk