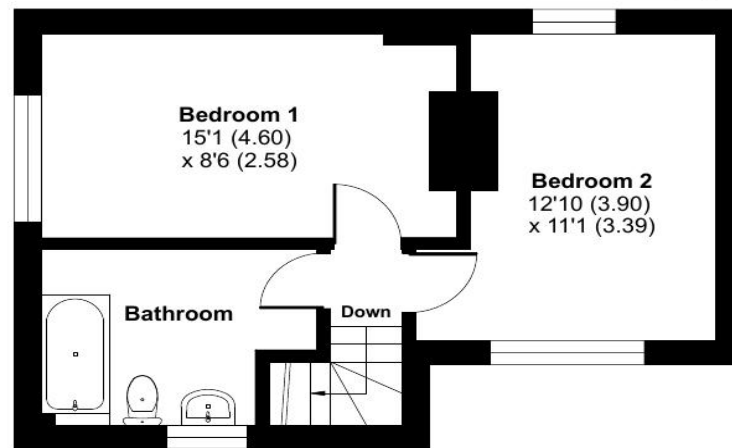
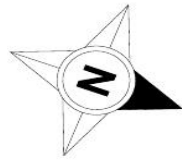


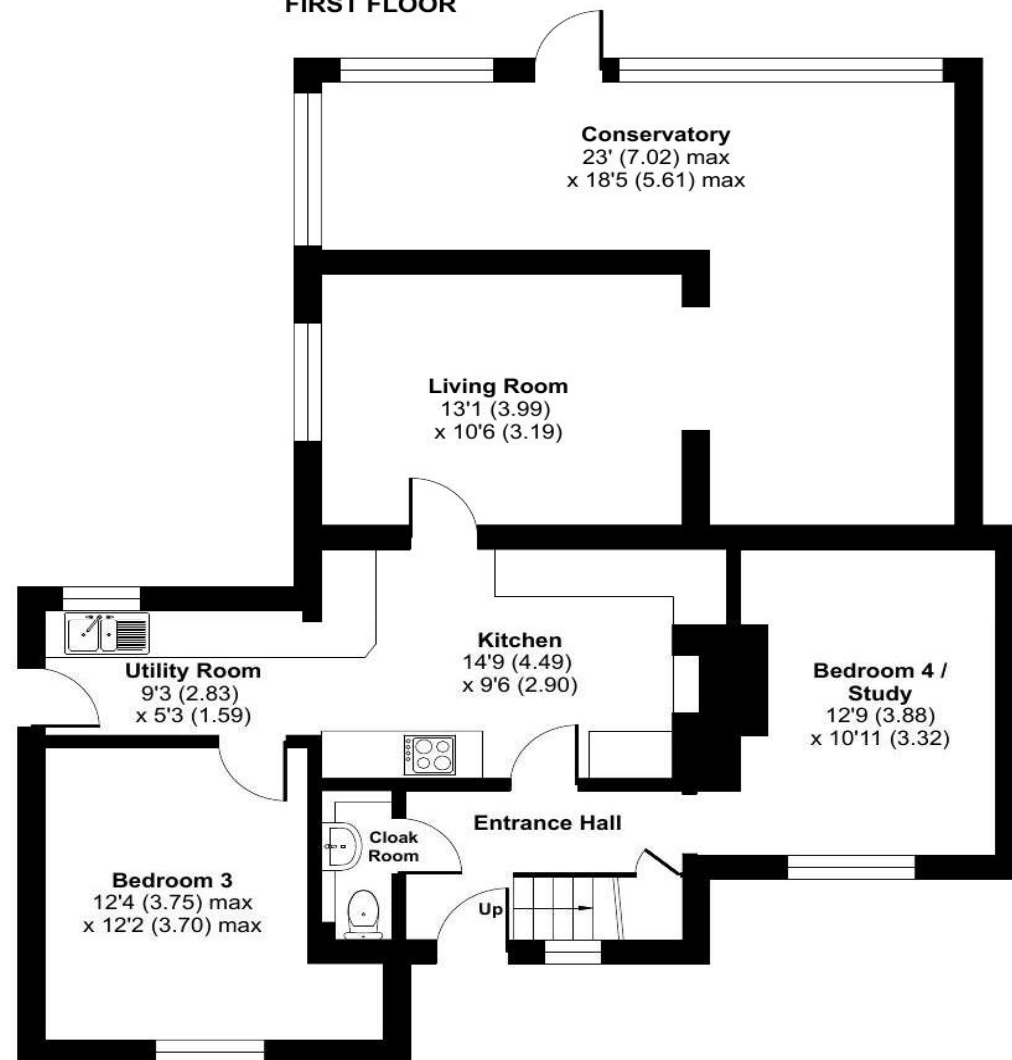
Hills Close, Sporle, King's Lynn, PE32

Approximate Area = 1351 sq ft / 125.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Longsons. REF: 1504300



12 Hills Close, Sporle, Kings Lynn, PE32 2DY

Three/four bedroom semi-detached family house situated in the popular Norfolk village of Sporle. Offering many features including kitchen/utility room, lounge, conservatory, plenty of off-road parking, two downstairs bedrooms, bathroom, cloakroom, gardens and parking.

Guide Price £220,000-£230,000 Freehold



Bedroom Two

UPVC double glazed window to the rear aspect, radiator.

Bathroom

Modern bathroom suite comprising bath with shower head over, hand washbasin and WC fully tiled walls throughout, obscure glass UPVC double glazed window to front aspect, extractor fan.

Outside Front

Front garden laid to shingle providing off-road parking for several vehicles, wooden fence to the perimeter, gated access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, raised brickweave decked seating area, selection of shrubs to borders, wooden fence to perimeter, gated access to front, oil tank, wooden garden shed.

Agents Notes

EPC rating D60 (Full copy available on request).
Council tax band A (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
- Off-road Parking
- Energy Efficiency Rating D60
- Conservatory and Garden
- Oil-Central Heating and UPVC Double Glazing

Situated in the popular village of Sporle, Longsons are delighted to bring to the market this three/four bedroom semi-detached house. The property offers entrance hall, cloakroom, living room, bathroom and conservatory.

Outside, the property benefits from generous garden space and off-road parking,

Briefly the property comprises entrance hall, cloakroom, kitchen, living room, four bedrooms (two downstairs), bathroom, conservatory, garden, ample off-road parking, oil-fired central heating and UPVC double glazing,

SPORLE

The 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 Hall

UPVC double glazed entrance door to front, stairs to first floor, UPVC double glazed window to front, understairs storage cupboard, radiator.

Study/Bedroom Four

UPVC double glazed window to the front aspect, radiator.

Cloakroom

Fully tiled walls, WC, hand washbasin and fitted cabinet.

Kitchen/Utility Room

Fitted kitchen units to wall and floor with work surface over, stainless steel sink unit and drainer. Additionally, there is space for an electric oven and hob with an extractor fan over. Space for upright

fridge/freezer, space and plumbing for washing machine, dishwasher and tumbler dryer. Modern oil- fired, combi central heating boiler, tiled splashback throughout, UPVC double glazed window to side, entrance door opening to side, radiator.

Bedroom Three

UPVC double glazed window to the front aspect, radiator.

Living Room

UPVC double glazed windows to the side, radiator.

Conservatory

UPVC double glazed conservatory, French doors opening to rear garden, radiator.

First Floor Landing

Loft access.

Bedroom One

UPVC double glazed window to the rear aspect, radiator.

