



THE STORY OF

22 The Street

Sporle, Norfolk

SOWERBYS



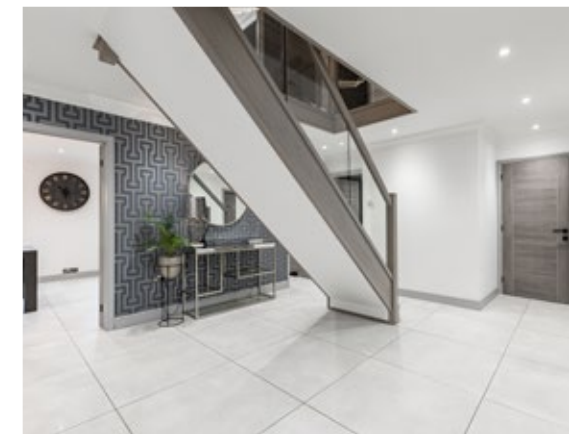
THE STORY OF

22 The Street

Sporle, Norfolk
PE32 2EA

Immaculately Presented Throughout
Open Plan Kitchen/Dining Area with Bar Area
Utility Room and WC
Five Double Bedrooms Two of
Which have En-Suites
Field Views to the Rear
Short Drive to Swaffham Town Centre
Easy Access onto A47
Ideal Family Home in Quiet Village Setting
Timber Frame Outbuilding, Ideal
for Home Office or Gym

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Set along The Street in the popular village of Sporle, this immaculately presented five-bedroom detached home offers generous, flexible accommodation perfectly suited to modern family life. Combining space, functionality and a peaceful village setting, the property enjoys open field views to the rear while remaining within easy reach of Swaffham and the A47.

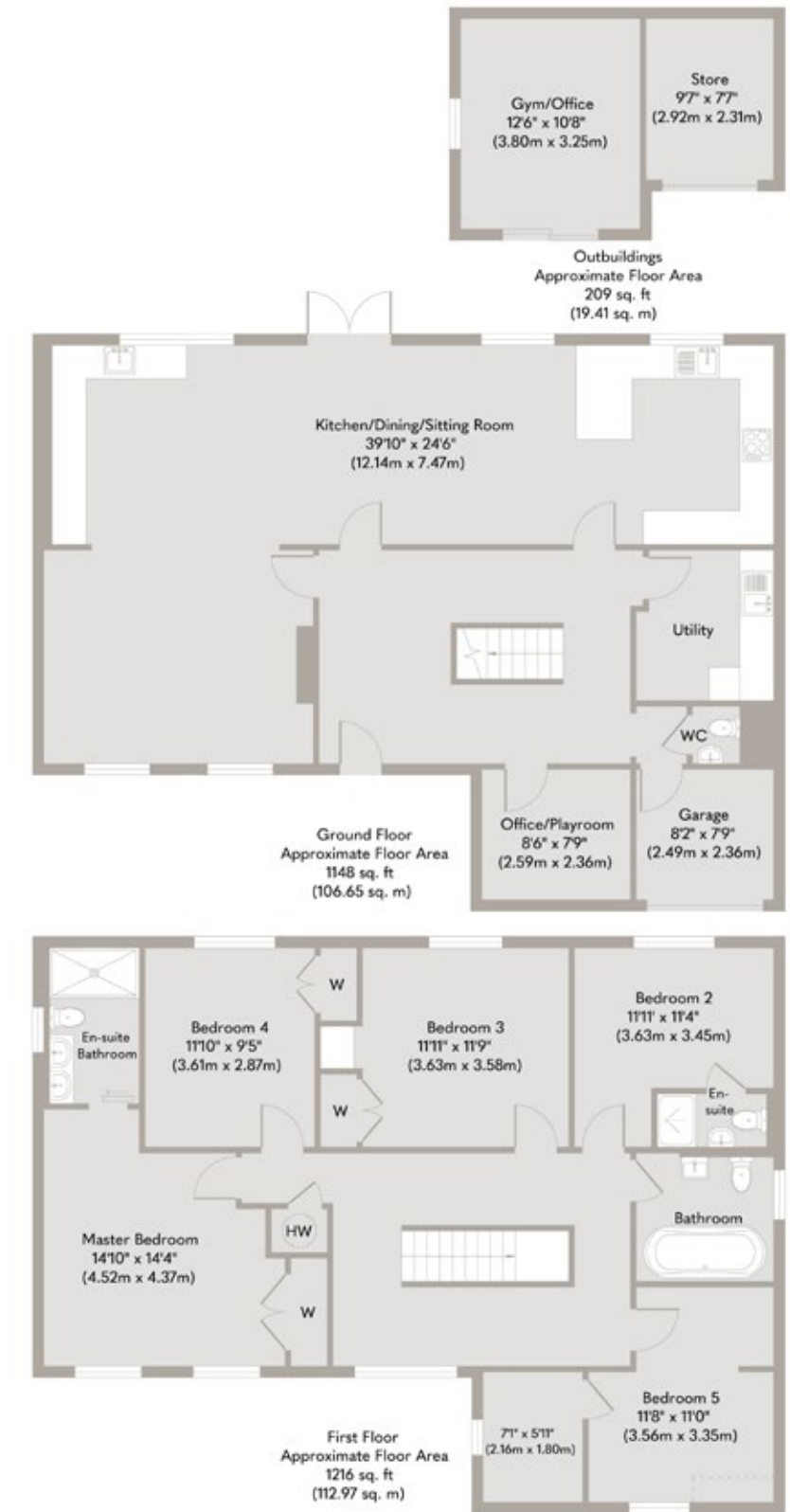
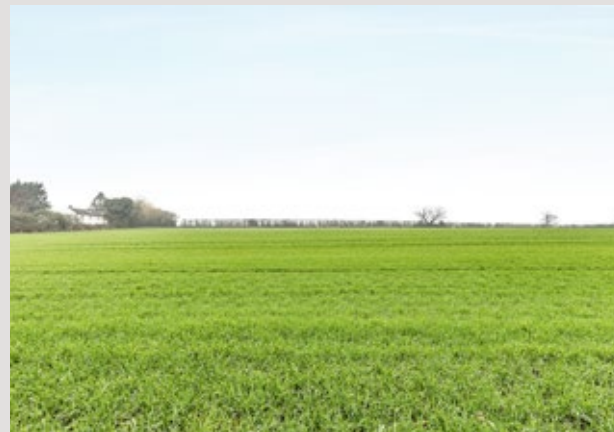
The heart of the home is the impressive open-plan kitchen-dining area, designed for both day-to-day living and entertaining. With clearly defined zones for cooking, dining and socialising, including a dedicated bar area, this is a space that comfortably adapts from busy family mornings to relaxed evenings with friends. Practicality is well catered for with a separate utility room and ground floor WC, helping keep the main living areas clutter-free.

Across the property are five well-proportioned double bedrooms, offering excellent flexibility for growing families, home working or visiting guests. Two bedrooms benefit from en suite facilities, ensuring convenience and privacy, while the remaining bedrooms are served by thoughtfully arranged family bathrooms. The layout allows for comfortable multi-generational living or evolving needs over time.

To the rear, the garden enjoys open field views, providing a sense of space and a pleasant rural outlook that enhances the home's quiet village position. A timber frame outbuilding sits within the grounds and offers a highly versatile addition, ideal for use as a home office, gym, studio or hobby space, depending on lifestyle requirements.

Well-presented throughout and offering generous, adaptable accommodation, this is an ideal family home for those seeking village living without sacrificing accessibility or space.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Sporle

AN IDYLIC WEST NORFOLK
VILLAGE SETTING

Sporle is a charming and well-regarded rural village positioned within the heart of West Norfolk, celebrated for its peaceful atmosphere, strong community spirit and unspoilt countryside surroundings. Set amid gently rolling farmland and expansive open skies, the village offers an idyllic setting for those seeking a quieter pace of life without sacrificing every-day convenience.

At the centre of the village lies the highly regarded Sporle Church of England Primary Academy, alongside the popular Dragonfly public house, both of which contribute to the welcoming and sociable nature of the community. The village is framed by an abundance of scenic walking and cycling routes, providing direct access to the surrounding countryside and an outdoor lifestyle that is deeply rooted in the local area.

Despite its rural position, Sporle remains exceptionally well connected. The nearby market town of Swaffham offers a comprehensive range of amenities including supermarkets, independent shops, cafés, schools and healthcare facilities, while King's Lynn provides mainline rail services to London King's Cross. The A47 further enhances accessibility, linking the village to Norwich and the wider Norfolk coastline.

Sporle presents a rare balance of village charm, connectivity and countryside living, making it a highly desirable location for families, professionals and those seeking a refined rural lifestyle in one of Norfolk's most attractive settings.



Note from the Vendor



“Over the past six years, the layout has been enhanced and the property tastefully updated to meet the needs of modern family living and entertaining.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 0800-7813-0722-4508-3263

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///powder.unlimited.migrate

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SOWERBYS

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