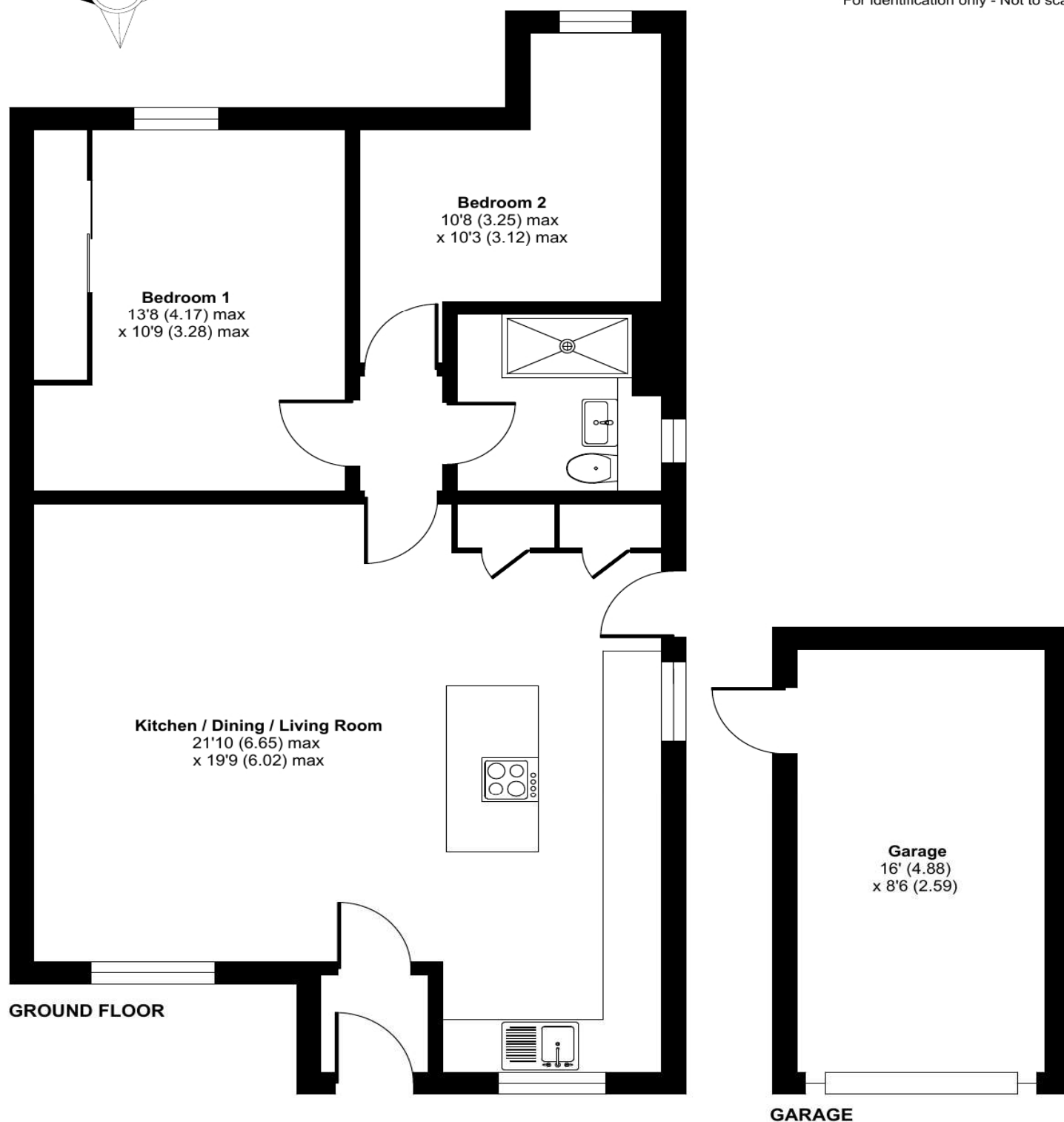


Sydney Dye Court, Sporle, King's Lynn, PE32

Approximate Area = 742 sq ft / 68.9 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 878 sq ft / 81.5 sq m
For identification only - Not to scale



Sydney Dye Court, Sporle, Kings Lynn, PE32 2EE

Very well presented, updated, modern semi-detached two bedroom bungalow situated in the popular village of Sporle. The property offers open plan living with a kitchen/lounge/dining room, gardens, parking, garage, UPVC double glazing and air source central heating. Viewing highly recommended.

Price £210,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1161381



Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>



Outside Front

Front garden laid to low maintenance shingle, path to front door, outside lights.

Rear Garden

Rear garden laid to lawn, paved patio seating area, outside light, wooden fence to perimeter, gated access to side, driveway to rear providing off road parking and access to garage.

Agent's Notes

EPC rating D62 (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.

- Semi-Detached Bungalow
- Two Bedrooms
- Open Plan Living
- Energy Efficiency Rating D62
- Recently Updated
- Garage, Parking and Gardens
- UPVC Double Glazing
- Air Source Heating

Situated in the popular village of Sporle, Longsons are delighted to bring to the market this very well presented, updated two bedroom semi detached bungalow. This fantastic property offers open plan living with kitchen/lounge/dining room, garage, parking, gardens, UPVC double glazing and air source central heating.

Viewing highly recommended to fully appreciate all that's on offer.

Briefly, the property offers entrance porch, lounge/kitchen/dining room, inner hall, two bedrooms, shower room, garage, parking, gardens, UPVC double glazing and air source heat pump providing central heating and hot water.

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 Porch

UPVC double glazed entrance door to front, obscure glass UPVC double glazed window to side.

Open Plan Kitchen/Lounge/Dining Room 21'10" (6.65m) Max x 19'9" (6.02m) Max

Fitted kitchen units to floor and island unit both complemented with a work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated electric oven and hob with extractor hood over, integrated fridge, integrated freezer, space and plumbing for washing machine, built-in storage cupboard, built-in pantry, built in cupboard housing hot water cylinder, UPVC

double glazed entrance door opening to rear garden, UPVC double glazed window to front and side, two radiators.

Inner Hall

Loft access.

Bedroom One 13'8" (4.17m) x 10'9" (3.28m)

Fitted wardrobes, UPVC double glazed window to rear, radiator.

Bedroom Two 10'8" (3.25m) x 10'3" (3.12m)

UPVC double glazed window to rear, radiator.

Shower Room

Large walk in double shower cubicle with rainfall shower head and separate hand shower attachment, washbasin set within fitted cabinet, concealed cistern WC, extractor fan, radiator.

Garage 16'0" (4.88m) x 8'6" (2.59m)

Main up and over door to front, entrance door opening to rear garden, windows to rear and side.

