



Sydney Dye Court, Sporle, PE32 2EE

welcome to

Sydney Dye Court, Sporre

>>GARDENERS DELIGHT! A well-presented 2 bedroom detached bungalow located within the well-served and popular village of Sporre. The property boasts contemporary kitchen and shower room, a conservatory, well-manicured gardens, garage, driveway & much more!



Accommodation:

Part glazed external door opening to:

Entrance Hall

Wood effect flooring, radiator, two storage cupboards, internal doors opening to all rooms.

Lounge

Carpet flooring, radiator, feature fireplace with stone effect hearth and wood surround, television point, UPVC double glazed window to the front aspect.

Kitchen/Dining Room

A range of floor and wall mounted kitchen units with work surfaces over, inset 1 & 1/2 bowl sink and drainer with mixer taps over, tiled splashbacks, built-in eye-level electric double oven and inset hob with concealed cooker hood over, space and plumbing for washing machine, space for free standing fridge/freezer, tiled flooring, radiator, part glazed external entrance door opening to the side aspect, UPVC double glazed sliding doors opening to:

Conservatory

Of brick built construction with UPVC double glazed windows, UPVC double glazed French doors opening to the rear garden. Internally benefitting from tiled flooring, power outlets and a radiator.

Bedroom 1

Built-in bedroom furniture, carpet flooring, radiator, UPVC double glazed window to the front aspect.

Bedroom 2

Carpet flooring, radiator, UPVC double glazed window to the rear aspect.

Family Shower Room

Suite comprising low level w.c. vanity hand wash basin, oversized corner walk in shower cubicle with mains connected shower over and fully tiled walls behind, wall mounted heated towel rail, fully tiled walls, tiled flooring, inset ceiling spotlights, two UPVC double glazed obscure glass windows to the rear aspect.

Outside

The property is approached by a brickweave driveway allowing access to the detached garage, a paved pathway allows access to the front door. Additional lawned areas and well manicured plants and shrubs complete the front.

The rear garden is laid mainly to lawn with a patio seating area directly outside the conservatory doors. To the rear there is a timber built summer house and an additional paved seating area, perfect for a bistro dining set. The garden is bordered by established and well manicured plants and shrubs and a retaining timber fence.

Garage

Up and over door, personel door opening to the garden

Location

Sporle is a popular village located approximately 3.5 miles from the historic market town of Swaffham and less than 30 miles from the city of Norwich, which provides a direct rail link to London. Conveniently situated for access onto the A47, Sporle is well-served, having its own public house, The King Charles III, primary school, community centre 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 is ample free parking and Swaffham is also on an excellent bus route. 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/SFM111241



welcome to

Sydney Dye Court, Sporle

- NO ONWARD CHAIN
- 2 Bedroom detached bungalow
- Modern fitted kitchen and shower room
- Master bedroom with built-in furniture
- Driveway off-road parking and a garage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

directions to this property:

Leave Swaffham via the A47 in the direction of Norwich and take the left hand turn sign posted 'Sporle'. Proceed through the village along 'The Street' and take the left hand turn onto Sydney Dye Court and follow the road round to the right and take the first left hand turn, continue around to the right where the property can be found on the left hand side.

£260,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111241



Property Ref:
SFM111241 - 0002

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@williamhbrown.co.uk



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



williamhbrown.co.uk