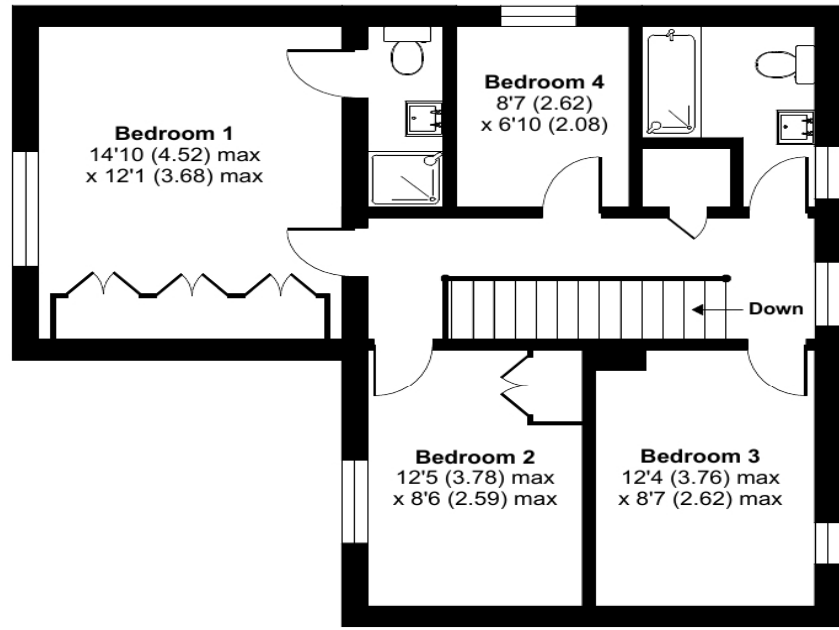
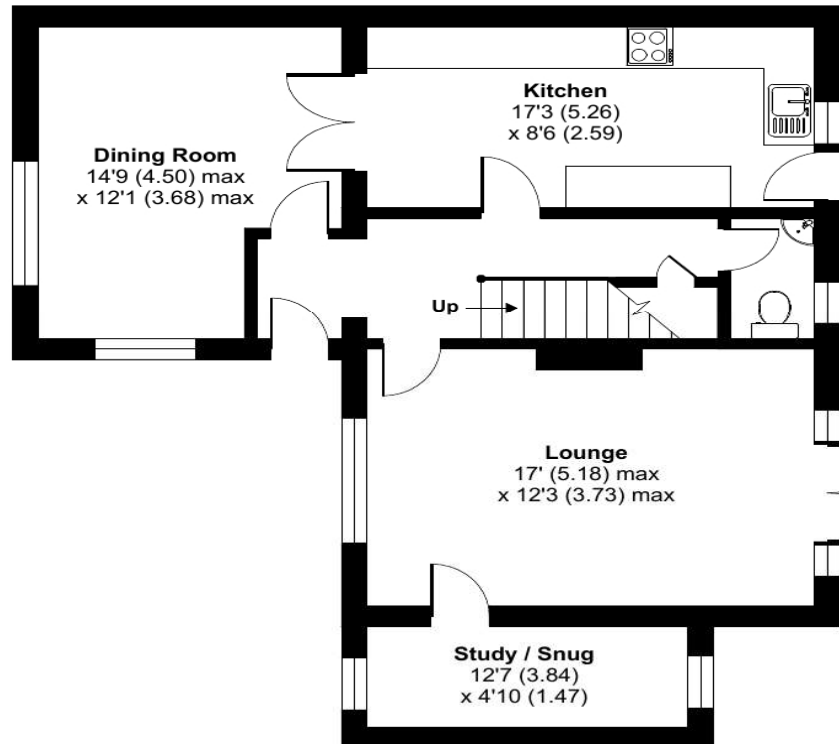


# Sydney Dye Court, Sporle, King's Lynn, PE32

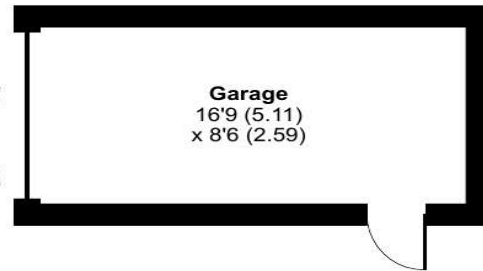
Approximate Area = 1446 sq ft / 134.3 sq m  
Garage = 143 sq ft / 13.2 sq m  
Total = 1589 sq ft / 147.6 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Garage  
16'9 (5.11)  
x 8'6 (2.59)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1138664



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

Spacious, very well presented detached four/five bedroom house situated in the popular Norfolk village of Sporle.  
The property has much to offer and includes log burning stove, three reception rooms, en-suite shower room, garage, parking gardens, UPVC double glazing and PV solar panels

**Offers Over £350,000 Freehold**





Situated in the popular Norfolk village of Sporle, Longsons are delighted to bring to the market this spacious, very well presented, detached four/five bedroom house.

This superb property has much to offer and includes garage, en-suite shower room, parking, gardens, log burning stove, three reception rooms, UPVC double glazing and PV solar panels providing a modest annual income and helping with those utility bills.

Viewing highly recommended.

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 Hall

Double glazed entrance door to front aspect, stairs to first floor, understairs storage cupboard with electric light and power, radiator.

#### Lounge

**17'0" (5.18m) x 12'3" (3.73m)**

Inset log burning stove, UPVC double glazed French doors opening to rear garden, engineered oak boards to floor, UPVC double glazed window to front aspect, radiator.

#### Dining Room

**14'9" (4.5m) x 12'1" (3.68m)**

UPVC double glazed window to front and side aspect, radiator, glazed double doors opening to kitchen.

#### Study/Snug

**12'7" (3.84m) x 4'10" (1.47m)**

UPVC double glazed window to front and rear aspect, radiator.

#### Kitchen

**17'3" (5.26m) x 8'6" (2.59m)**

Modern replacement kitchen to walls and floor complemented by a work surface over, composite sink unit with mixer tap and drainer, large range style electric oven and hob with extractor hood over, integrated

appliances including dishwasher washing machine and tumble dryer, space for tall upright fridge/freezer, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear and side aspects, tiles to floor, tiled splashback, radiator.

#### Cloakroom

Hand wash basin, WC, fully tiled walls, tiles to floor, obscure glass UPVC double glazed window to rear aspect, radiator.

#### Stairs and Landing

Built-in cupboard housing hot water cylinder, UPVC double glazed window to rear aspect, loft access.

#### Bedroom One

**14'10" (4.52m) x 12'1" (3.68m)**

UPVC double glazed window to front aspect, radiator, door to en-suite shower room.

#### En-Suite Shower

Shower, wash basin, WC, fully tiled walls, tiles to floor, towel radiator.

#### Bedroom Two

**12'5" (3.78m) x 8'6" (2.59m)**

UPVC double glazed window to front aspect, radiator.

#### Bedroom Three

**12'4" (3.76m) x 8'7" (2.62m)**

UPVC double glazed window to rear aspect, radiator.

#### Bedroom Four

**8'7" (2.62m) x 6'10" (2.08m)**

UPVC double glazed window to front aspect, radiator.

#### Bathroom

Bathroom suite comprising a double ended bath with centrally mounted mixer tap, shower over and shower screen, wash basin and WC both set within fitted cabinet, towel radiator, fully tiled walls, obscure glass UPVC double glazed window to rear aspect.

#### Garage

**16'9" (5.11m) x 8'6" (2.59m)**

Main up and over door to front aspect, entrance door opening to rear garden, electric power and lights.

#### Outside Front

Paved patio seating area, garden pond, selection of shrubs, plants and flowers to beds and borders, outside light, PV solar panels providing a modest annual income and helping with those utility bills.

#### Rear Garden

Well maintained enclosed rear garden laid to lawn, paved patio seating area, shrubs and plants to beds and borders, wooden garden shed, vegetable growing area to side, double gates providing access to driveway and parking, garden wall to perimeter.

#### Agent's Notes

EPC rating TBC (Full copy available on request)

Council tax band C (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.

- Detached House
- Four/Five Bedrooms
- Two/Three Reception Rooms
- En-Suite, Family Bathroom and Cloakroom with WC
- Garage + Parking
- Gardens
- Log Burner
- UPVC Double Glazing
- Oil Fired Central Heating
- PV Solar Panels

