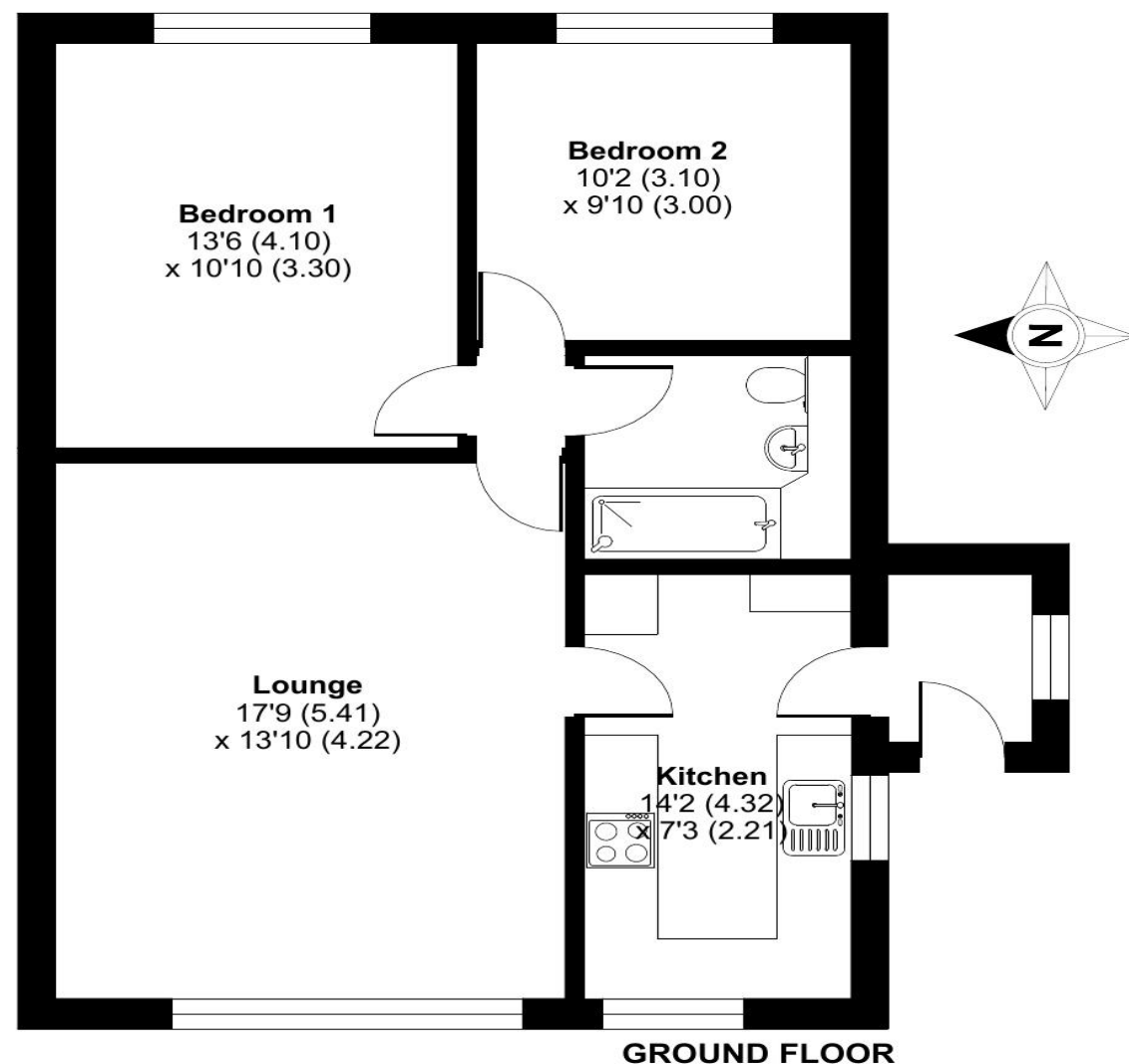


Sydney Dye Court, Sporle, King's Lynn, PE32

Approximate Area = 710 sq ft / 66 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Longsons. REF: 1304958



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

Extremely well presented, modern semi detached two bedroom bungalow situated in the Norfolk village of Sporle. This recently updated property offers well maintained gardens, modern kitchen, modern bathroom suite, oil central heating and UPVC double glazing. Viewing highly advised!

Offers in Excess of £200,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
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<https://www.longsons.co.uk>



outside electric sockets, fence to perimeter, gated access to front.

Agents Note

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
- Recently Modernised
- Energy Efficiency Rating D62
- Modern Kitchen & Bathroom
- Recently Installed Oil Central Heating
- Well Maintained Gardens & Parking
- Village Location

Situated in the popular Norfolk village of Sporle, Longsons are delighted to bring to the market this very well presented, recently modernised two bedroom semi detached bungalow. This turn key property has been recently upgraded by the current owners to a high standard and offers well maintained gardens, modern kitchen, modern bathroom suite, oil central heating and UPVC double glazing.

Viewing highly advised!

Briefly, the property offers entrance porch, lounge/dining room, kitchen, inner hallway, two bedrooms, bathroom, gardens, parking, oil 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 Porch

Composite entrance door to front, UPVC double glazed window to side.

Lounge / Dining Room

17'9" (5.41m) x 13'10" (4.22m)

UPVC double glazed window to front, radiator

Kitchen

14'2" (4.32m) x 7'3" (2.21m)

Modern fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven, integrated hob with extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for tall upright fridge/freezer, two UPVC double glazed windows to front and side, tiled splashback.

Inner Hallway

Loft access.

Bedroom One

13'6" (4.11m) x 10'10" (3.3m)

UPVC double glazed window to rear, radiator.

Bedroom Two

10'2" (3.1m) x 9'10" (3m)

UPVC double glazed window to rear, radiator.

Bathroom

Bathroom suite comprising; P shaped bath with shower over and shower screen, wash basin set within fitted cabinet, WC, fully tiled walls, tiles to floor, towel radiator, extractor fan, obscure glass UPVC double glazed window to side.

Outside Front

Front garden laid to low maintenance shingle, concrete driveway providing off road parking, gated access to rear.

Rear Garden

Well maintained rear garden laid to lawn, paved patio seating area with pergola over, raised flower beds and shrubs to borders, shingle footpath, garden sheds, pathway lighting,

