



Sydney Dye Court, Sporle, King's Lynn, PE32 2EE

welcome to

Sydney Dye Court, Sporle King's Lynn

>> **NO ONWARD CHAIN!** A spacious 3 bedroom detached bungalow, located within this well-regarded development in the sought-after village of Sporle. The property would benefit from a programme of updating, yet offers 2 reception rooms, conservatory, front and rear gardens, driveway, garage and more!



We are extremely pleased to present to the market this well-proportioned 3 bedroom detached bungalow, situated at the end of a pleasant cul-de-sac in the well-regarded village of Sporle, which offers easy access onto the A47 for King's Lynn, Norwich and beyond.

The property boasts well-proportioned accommodation comprising; entrance hall, cosy lounge with feature fireplace, generous dining room with plenty of storage space, fitted kitchen with some integrated appliances, conservatory, 3 great sized bedrooms and a 4-piece bathroom. Coupled with this accommodation, the property has economy storage heating and UPVC double glazed windows throughout. Outside, there are mainly lawned front and rear gardens, together with a driveway providing off-road parking and access to the garage with power and lighting connected.

The property would benefit from a programme of updating and decorative enhancement and has heaps of potential! Offered with **NO ONWARD CHAIN**, an internal inspection is highly recommended to fully appreciate the accommodation and location offered for sale!

Accommodation:

Part glazed external entrance door opening to:

Entrance Hall

Storage heater, carpet flooring, doors opening to all bedrooms, the bathroom and dining room, further door opening to:

Lounge

14' 10" x 11' 9" max (4.52m x 3.58m max)

Feature fireplace, storage heater, television and telephone points, carpet flooring, UPVC double glazed window to the front aspect, door opening to:

Dining Room

18' 4" x 10' 6" (5.59m x 3.20m)

Two built-in storage cupboards, two storage heaters, carpet flooring, UPVC double glazed patio style sliding doors opening to the conservatory, open-plan to:

Kitchen

10' 2" x 8' 1" (3.10m x 2.46m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in electric oven and hob with cooker hood over, integrated fridge-freezer, plumbing for washing machine, vinyl flooring, UPVC double glazed window to the rear aspect, UPVC part glazed door opening to:

Conservatory

10' 3" x 9' (3.12m x 2.74m)

Of UPVC double glazed construction on a brick base with tiled flooring, lighting, power points, UPVC double glazed French doors opening to the rear garden.

Bedroom 1

12' 8" x 10' (3.86m x 3.05m)

Storage heater, carpet flooring, UPVC double glazed window to the front aspect.

Bedroom 2

9' 11" x 9' 7" (3.02m x 2.92m)

Fitted wardrobes, storage heater, carpet flooring, UPVC double glazed window to the rear aspect.

Bedroom 3

9' 7" x 8' 1" (2.92m x 2.46m)

Storage heater, carpet flooring, UPVC double glazed window to the front aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin, panelled bath and separate shower cubicle, fully tiled walls, extractor fan, carpet flooring, UPVC double glazed window to the rear aspect.

Outside

To the front of the property, there is a lawned garden with plant and shrub beds and a pathway leading to the main entrance door. A driveway provides off-road parking and access to the garage.

The rear garden is also laid mainly to lawn with various plants, shrub beds and hedging, a paved patio seating area, timber garden storage shed and greenhouse with gated side access.

Garage

Up and over door to the front aspect, personal door opening to the rear garden, power and lighting connected.

Location

Sporle is a village located approximately 3.5 miles from the historic market town of Swaffham and less than 30 miles from the city of Norwich, providing a direct rail link to London. Conveniently situated for access onto the A47, Sporle is well-served, having its own primary school 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 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.

Agents Note

We understand that planning permission has been granted for the erection of up to 75 new dwellings on the land to the rear of this property. Documents can be viewed on the Breckland Council planning portal using references 3PL/2019/0920/O and 3PL/2022/1048/VAR.



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welcome to

Sydney Dye Court, Sporle, King's Lynn

- **NO ONWARD CHAIN!**
- Well-proportioned 3 bedroom detached bungalow
- Driveway parking and garage
- Front and rear gardens
- 2 reception rooms and conservatory
- 4-piece family bathroom
- UPVC double glazed windows

Tenure: Freehold EPC Rating: F

guide price

£290,000 - £310,000



directions to this property:

Upon entering the village of Sporle from the Swaffham/A47 direction, proceed through the village along 'The Street' and take the left hand turn onto Sydney Dye Court. Continue along, taking the next left hand turn, also Sydney Dye Court and at the T-junction, turn left. Proceed to the end of the road and bear right, where the property will be found at the end of the cul-de-sac on the left hand side.

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Property Ref:
SFM107309 - 0010

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.

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