



**Sydney Dye Court, Sporle, PE32 2EE**



**welcome to**

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

A beautifully presented 2 double bedroom bungalow, occupying a pleasant cul-de-sac position within this well-regarded village. This stunning home has been fully modernised, offering a 'move straight in' feel! Boasting a re-fitted kitchen and shower room, garden room, driveway, garage & more!



### **Accommodation:**

UPVC part glazed external entrance door opening to:

#### **Entrance Porch**

11' 10" x 5' 10" ( 3.61m x 1.78m )

Door opening to:

#### **Open-Plan Kitchen / Lounge Kitchen**

21' 6" max x 7' 7" ( 6.55m max x 2.31m )

A range of wall and floor mounted fitted kitchen units with wooden work surfaces and upstands over, inset sink and drainer with flexi-spray kitchen tap, built-in electric oven, ceramic hob with splash back and extractor hood over, plumbing for dishwasher, space American style fridge/freezer, wall mounted air conditioning unit, wood flooring, UPVC double glazed window to the front aspect, UPVC part glazed external entrance door opening to the conservatory.

#### **Lounge**

17' 11" x 13' 9" ( 5.46m x 4.19m )

Installed log burning stove with granite style hearth, radiator, television and telephone points, wooden flooring, UPVC double glazed window to the front aspect, door opening to:

#### **Conservatory**

14' 6" x 9' 3" ( 4.42m x 2.82m )

Of UPVC double glazed construction with sliding doors opening to the garden, bespoke blinds, carpet flooring, ceiling lighting and power sockets.

#### **Inner Hallway**

Loft access, carpet flooring, doors opening to both bedrooms and the shower room.

#### **Bedroom 1**

13' 5" x 10' 1" ( 4.09m x 3.07m )

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window to the rear aspect, UPVC double glazed French doors opening to the garden.

#### **Bedroom 2**

12' 9" max x 10' 2" ( 3.89m max x 3.10m )

Built-in wardrobes, radiator, wooden flooring, UPVC double glazed window to the rear aspect.

#### **Shower Room**

Suite comprising back to wall w.c, inset hand wash basin with storage under, double walk-in shower enclosure with rainfall style shower head, additional hand-held shower attachment, glazed shower screen and tiled walls, radiator, fitted bathroom cabinet, storage cupboard, two UPVC double glazed windows to the side aspect.

#### **Outside**

To the front of the property, there is a lawned garden area either side of a paved walkway, which leads to the front entrance door. a picket fence goes around the front of the property and has double gates that open to offer off road parking. The detached garage is located to the side of the property and has a gravelled frontage for two further off road parking spaces.

The rear garden is laid mainly to lawn with a raised decked seating area outside of the garden room doors, a further paved patio seating area is available in the area to the side of the bungalow, the rear garden offers complete privacy and also has shingle borders and retaining fencing, a personal door opens to the garage and gated access is available to the driveway, a utility/lean to is located in the garden with power and lighting.

#### **Garage**

17' 2" x 8' 10" max ( 5.23m x 2.69m max )

Up and over door to the front aspect, power sockets, personal door 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, Parish Church and convenience

store, which also operates as a Post Office.

#### **Council Tax Band**

This property is Council Tax band A.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

#### **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. Continue along, bearing around to the right and the property will be found at the end of the cul-de-sac on the right hand side, identified by our William H Brown "For Sale" board.



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welcome to

## Sydney Dye Court, Sporle King's Lynn

- 2 double bedroom semi-detached bungalow
- Fully modernised and updated throughout
- Driveway parking and garage
- Contemporary open plan fitted kitchen / lounge and modern shower room
- Completely private rear garden

Tenure: Freehold EPC Rating: E

**£230,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
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