



Dengie, Sydney Dye Court, Sporle, PE32 2EE

welcome to

Dengie, Sydney Dye Court, Sporle

>> NO ONWARD CHAIN! A 3 bedroom detached bungalow, occupying a semi-rural village location with stunning countryside views! Set on a good size plot with generous gardens, ample off-road parking, a garage and workshop, together with a large lounge, conservatory and more!



Accommodation;

UPVC part glazed external entrance door opening to:

Entrance Porch

Tiled flooring, double glazed windows to front aspect, internal door opening to:

Entrance Hall

Built-in storage cupboard, loft access, doors opening to all bedrooms, the main bathroom, kitchen and further door opening to:

Lounge

22' 8" x 17' 8" Max (6.91m x 5.38m Max)

Feature fireplace with tiled hearth and exposed brick surround, radiator, television point and USB sockets, UPVC double glazed window to the rear garden, UPVC glazed sliding doors opening to the garden.

Kitchen

20' x 12' 6" (6.10m x 3.81m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, part tiled walls, inset stainless steel sink and drainer with mixer tap, built-in double eye-level oven, central island with inset electric hob, space for fridge-freezer, plumbing for washing machine, storage cupboard, television point, dual aspect UPVC double glazed windows to the side and rear aspect, door opening to:

Conservatory

21' 2" x 6' 6" (6.45m x 1.98m)

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

Bedroom 1

14' 7" x 11' 9" (4.45m x 3.58m)

Walk-in storage wardrobes, radiator, television point and USB sockets, UPVC double glazed window to the front aspect, door to:

En Suite Shower Room

Newly installed suite comprising low level w.c, hand wash basin with tiled splashbacks, shower cubicle

with mains connect shower and glazed screen, heated towel rail, tiled floor, UPVC double glazed window to the side aspect.

Bedroom 2

11' 9" x 10' 6" (3.58m x 3.20m)

Built-in storage wardrobes, radiator, television point and USB sockets, UPVC double glazed windows to the front aspect.

Bedroom 3

12' 7" Max x 10' 6" Min (3.84m Max x 3.20m Min)

Built-in storage wardrobes, radiator, television point and USB sockets, UPVC double glazed windows to the front aspect.

Bathroom

Newly installed bathroom suite comprising back to wall w.c, hand wash basin with vanity storage under, panelled bath with mixer tap and hand-held shower attachment over, additional shower cubicle currently being constructed, part tiled walls, radiator, UPVC double glazed window to the side aspect.

Outside

The property is approached by a large hard standing, brick-weave driveway, which offers ample off-road parking and access to the garage. To the front of the property, there is a well-stocked garden area with a continuation of the hard landscaping, which runs past the front elevation of the bungalow and provides access to the front entrance door.

The main formal gardens extend away from the property to the rear, south facing, elevation, and are interspersed with trees, shrubs and flowers, hedging and a lowered wire fence to the rear boundary offer stunning field views. An outside tap, power socket, external lighting and the oil tank.

Garage

Up & over door, power sockets, lighting, personal access door lobby area and the rear garden.

Workshop

With power sockets, lighting UPVC double glazed window to the front aspect, door to side aspect.

Outside Cloakroom W.C

Suite comprising low level w.c and hand wash basin.

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 D.

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 where the property can be found on the left hand side, identified by our William H Brown "For Sale" board.



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welcome to

Dengie, Sydney Dye Court, Sporle

- Spacious 3 bedroom detached bungalow
- Rear facing lounge, kitchen and conservatory with far reaching field views
- Newly fitted en suite shower room and family bathroom and extra cloakroom w.c
- All bedrooms with built in wardrobes
- Oil fired radiator central heating & UPVC double glazed windows

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in the region of
£375,000



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:
SFM109370 - 0009

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