



20 Sydney Dye Court

Guide Price Of £350,000 - £375,000

A stunningly presented extended three-bedroom detached bungalow ideally situated with countryside views within the rural location of Sporle.

As you enter the property, you are greeted by an entrance hall with two double-doored storage cupboards. Next there is bedroom three, of which is currently being used as a home office and bedrooms one and two, double in size benefitting from fitted wardrobes. Bedroom one is well complemented with an en-suite shower room and bedroom two benefitting from access to a 'jack & jill' four-piece shower room suite.

Further on, is the living space that comprises of an open plan L-shaped living/dining room; this room benefits from a log burner and custom-made window shutters. A modern high gloss fitted kitchen also opens to this space, providing contemporary living with a range of fitted units at base & eye level and a range cooker. Moving further down, there is an open utility area providing recesses for appliances. Through a set of double doors is a garden room with fitted bookshelves and has great views over the garden.

Outside, to the front, is off-street parking via an Indian Sandstone slabbed driveway, along with tiered flowerbeds adding to the overall aesthetic of the property. Double gates lead to a garage with 'up & over' double door. To the rear is a tiered garden with laid patio and steps leading to an upper tier of the garden with landscaped flower beds and shrubs.



Services

Oil central heating. Mains water, drainage, and electricity are connected.

Situation

Sporle is a mid-Norfolk village and has easy access to both the nearby towns of Dereham and Swaffham via the A47. Swaffham is a Breckland market town offering a range of independent and national retailers, shops and supermarkets, including Tescos and Waitrose. The town is conveniently placed just off the A47, with King's Lynn (15 miles) and Norwich (28 miles) for far away.

Directions

To find the property leave Dereham on the A47 in the direction of Swaffham. After passing the Co-op at Necton, continue on the A47 and fork right onto The Street. Proceed into the village of Sporle and take the left hand turning onto Sydney Dye Court. Take the second left turning followed by turning left and the property will be found on the right hand side.

For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Dereham office and the property reference is AD0447.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor Building 1



Ground Floor Building 2

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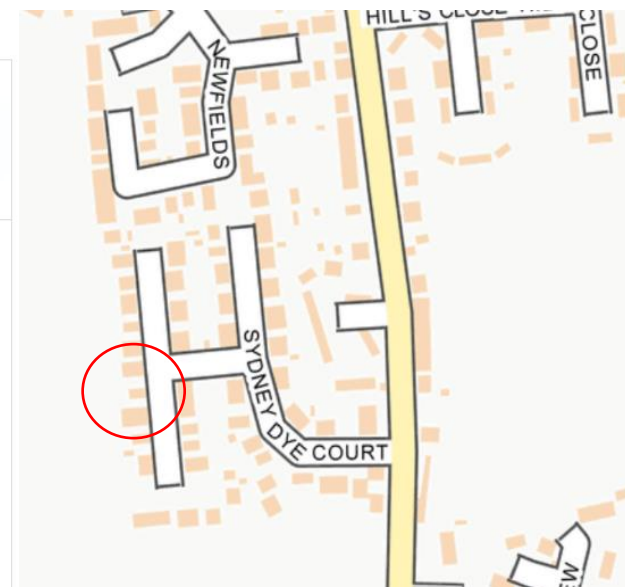
Approximate total area^m

1319 ft²
122.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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