





Sydney Dye Court, Sporle, PE32 2EE

william h brown

welcome to

Sydney Dye Court, Sporle

>>VILLAGE LOCATION!! A lovely 3 bedroom semi-detached bungalow benefitting from a village location. Boasting a large front facing lounge, modern fitted kitchen, conservatory, family bathroom, front and rear gardens, driveway off road parking, brick built garage and much more!













Accommodation:
UPVC part glazed external entrance door opening to:

Porch
UPVC double glazed window to the front aspect, internal door opening to:

Lounge
Wooden flooring, radiator, television and telephone points, UPVC double glazed window to the front aspect, internal doors opening to all rooms.

Kitchen
A range of floor and wall mounted kitchen units with work surfaces over, induction hob with extractor hood over, built-in eye-level electric double oven, integrated fridge/freezer, tile effect flooring, opening to:

Conservatory
Floor mounted kitchen units with work surfaces over, inset 1 & 1/2 bowl sink and drainer with mixer taps over, space and plumbing for washing machine, tile effect flooring, radiator, UPVC double glazed windows to the rear and side aspects, UPVC part glazed external door opening to the rear garden.

Bedroom 1
Carpet flooring, radiator, UPVC double glazed window to the rear aspect.

Bedroom 2
Carpet flooring, radiator, UPVC double glazed window to the rear aspect.

Bedroom 3
Carpet flooring, radiator, UPVC double glazed window to the front aspect.

Family Bathroom
Suite comprising low level w.c., vanity hand wash basin with mixer taps over and storage underneath, panelled bathtub with additional glass shower screen over and mixer taps over with additional hand held shower head attachment, fully tiled walls, radiator, wood effect flooring, two UPVC double glazed obscure glass windows to the side aspect.

Garage
Of brick built construction, UPVC part glazed obscure glass entrance door.

Store
Timber built store. accessed internally via the garage.

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, community centre 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 is ample free parking and Swaffham is also on an excellent bus route. 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 A.

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

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Sydney Dye Court, Sporle

- 3 Bedroom semi-detached bungalow
- Large front facing lounge
- Modern fitted kitchen with built in appliances
- Brick built conservatory
- Front and rear gardens

Tenure: Freehold EPC Rating: E
Council Tax Band: A

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 and follow the road round where the property can be found on the left hand side.

£260,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111452

The Property Ombudsman

Property Ref:
SFM111452 - 0002

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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