



### Sydney Dye Court, Sporle, Kings Lynn, PE32 2EE

No onward chain!

Three bedroom detached bungalow in the semi-rural village of Sporle. This spacious property offers lounge/dining room, conservatory, garage, workshop, off-road parking, oil fired central heating and UPVC double glazing.

Viewing highly recommended!

**Price £350,000 Freehold**



**Bathroom**

Modern bathroom suite not quite finished comprising bath with mixer tap, shower cubicle, hand wash basin fitted within cabinet, tiled splashbacks, obscure glass UPVC double glazed window to side, tiles to floor, extractor fan, radiator,

**Outside Front**

Brickweave driveway providing ample off-road parking leading to garage, area laid to lawn with plants to beds and borders, path to front door, gated access to rear garden.

**Rear Garden**

South facing rear garden mainly laid to lawn with trees, shrubs and flowers to beds and borders, outside tap, outside power socket and lighting,

**Garage**

**18'7" (5.66m) x 9'1" (2.77m)**

Up and over door to front, personnel door accessing lobby area and rear garden, power and lights.

**Workshop**

**21'1" (6.43m) x 6'8" (2.03m)**

UPVC double glazed window to front, power and lights, door to side.

**Outside WC**

Hand wash basin, WC.

**Agent's Note**

EPC rating D55 (Full copy available on request)

Council tax band C (Own enquiries should be made via Breckland District Council)

Please be advised the field to the rear is subject to an active planning application further information is available via Breckland District council with this planning reference 3PL/2024/0510/D

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Detached Bungalow
- Three Double Bedrooms
- Semi-Rural Village Location
- Energy Efficiency Rating D55
- Off-Road Parking, Garage, Workshop, Outside WC
- South Facing Garden
- Oil Fired Central Heating and UPVC Double Glazing
- Viewing Highly Recommended!

Situated in the semi-rural village of Sporle, Longsons are delighted to bring to the market this three bedroom detached bungalow. This property offers spacious living accommodation with lounge/dining room conservatory, garage, workshop, off-road parking, south facing garden, oil fired central heating and UPVC double glazing.

Viewing highly recommended!

Briefly the property offers entrance porch, entrance hall, kitchen, lounge/dining room, conservatory, three double bedrooms, en-suite shower room, family bathroom, ample off-road parking, garage, workshop, rear lobby, outside WC, oil fired central heating and UPVC double glazing.

Sporle Sporle is a charming village located close to the historic market town of Swaffham and less than 30 miles away from the city of Norwich. The village is well-equipped with amenities, including a primary school, a Parish Church, and a convenience store that also functions as a Post Office. Easy access to nearby towns, the closest of which is

Swaffham, provides additional shopping and entertainment opportunities. Swaffham approx. 4 miles, Dereham approx. 11.5 miles, Norwich approx. 33 miles.

**Entrance Porch**

UPVC double glazed door to front, UPVC double glazed window to front, tiles to floor.

**Entrance Hall**

Spacious entrance hall with two built-in storage cupboards, loft access.

**Lounge/Dining Room**

**22'9" (6.93m) x 13'6" (4.11m)**

Wall length feature fireplace, ornamental obscure glass window to front, UPVC double glazed window to rear, two radiators, UPVC double glazed patio door leading to rear garden.

**Kitchen**

**17'2" (5.23m) x 12'7" (3.84m)**

Range of fitted units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, tiled splashback, integrated double electric oven, central island with integrated electric hob, space for upright fridge freezer, space and plumbing for

washing machine, storage cupboard, floor mounted oil boiler, radiator, UPVC double glazed window to rear and side, door leading to conservatory.

**Conservatory**

**13'5" (4.09m) x 6'7" (2.01m)**

UPVC conservatory with door opening to rear garden, tiles to floor, radiator.

**Bedroom One**

**13'10" (4.22m) x 11'8" (3.56m)**

Walk-in wardrobe, UPVC double glazed window to front, radiator, door leading to en-suite shower room.

**En-Suite Shower Room**

Modern suite not quite finished with shower cubicle, hand wash basin with tiled splashback, WC, tiles to floor, towel radiator, obscure glass UPVC double glazed window to side.

**Bedroom Two**

**11'9" (3.58m) x 10'8" (3.25m)**

Built-in wardrobe, UPVC double glazed window to front, radiator.

**Bedroom Three**

**11'9" (3.58m) x 10'7" (3.23m)**

Built-in wardrobe, UPVC double glazed window to front, radiator.

