



Sydney Dye Court, Sporle, PE32 2EE

welcome to

Sydney Dye Court, Sporle

>>GARDENERS DELIGHT! An well-presented 3 bedroom detached bungalow located within the well-served and popular village of Sporle. The property boasts contemporary kitchen and shower room, a 20' modern garden room, well-manicured gardens, newly installed roofing, detached garage and two driveways



Accommodation

Part glazed external entrance door opening to:

Entrance Hall

Wall mounted electric radiator, wood effect flooring, loft access, doors opening to all bedrooms and the shower room, a further door opens to:

Lounge

ESSE 155 style wood burning stove, carpet flooring, television and telephone points, UPVC double glazed window to the front aspect.

Kitchen

A range of stylish wall and floor mounted fitted kitchen units and work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in electric oven and hob with concealed cooker hood over, space for a freestanding fridge-freezer, space and plumbing for washing machine, three built-in storage cupboards, wood effect flooring, UPVC double glazed window to the front aspect and a UPVC double glazed door opening to:

Garden Room

Stunning garden room installed in 2021, the garden room comprises of UPVC double glazed windows, power sockets, ceiling spotlights, wood effect flooring, double glazed roof and UPVC double glazed doors opening to the front and rear

Bedroom 1

Built-in wardrobes, carpet flooring, wall mounted electric radiator, UPVC double glazed window to the rear aspect.

Bedroom 2

Built-in wardrobes, carpet flooring, wall mounted electric radiator, UPVC double glazed window to the rear aspect and a UPVC double glazed door opening to the garden.

Bedroom 3

Carpet flooring, wall mounted electric radiator, UPVC double glazed window to the side aspect.

Shower Room

Suite comprising low level w.c, vanity hand wash basin with mixer taps and storage under, wall mounted bathroom cabinet, walk-in double shower cubicle with wall mounted electric shower, tiled floor and walls, heated towel rail and UPVC double glazed window to side aspect.

Outside

The property is approached by a paved pathway, accompanied by large well manicured lawn, to either side of the property there are driveways providing off road parking for multiple vehicles and leading to the detached garage.

The generous rear garden, which is a particular feature of this property, is laid mainly to lawn and interspersed with a wide variety of plants, flowers and fruit trees. A paved patio seating area allows the occupants to relax and enjoy this completely private haven, with well-stocked borders, retained fencing, a timber garden storage shed, larger timber workshop and raised planters complete the garden which backs onto the open fields.

Garage

Hinged front doors, power sockets and lighting.

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 B.

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



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welcome to

Sydney Dye Court, Sporle

- Stunning 3 bedroom detached bungalow
- Presented in immaculate condition throughout
- New roof fitted in 2024
- Lounge with wood burning stove and 20' garden room
- Modern fitted kitchen and shower room
- Beautiful front and rear gardens
- Two driveways and single garage

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in excess of

£300,000



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 to the right and take the first left hand turn, continue around to the right where the property can be found on the left hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111057 - 0004

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