

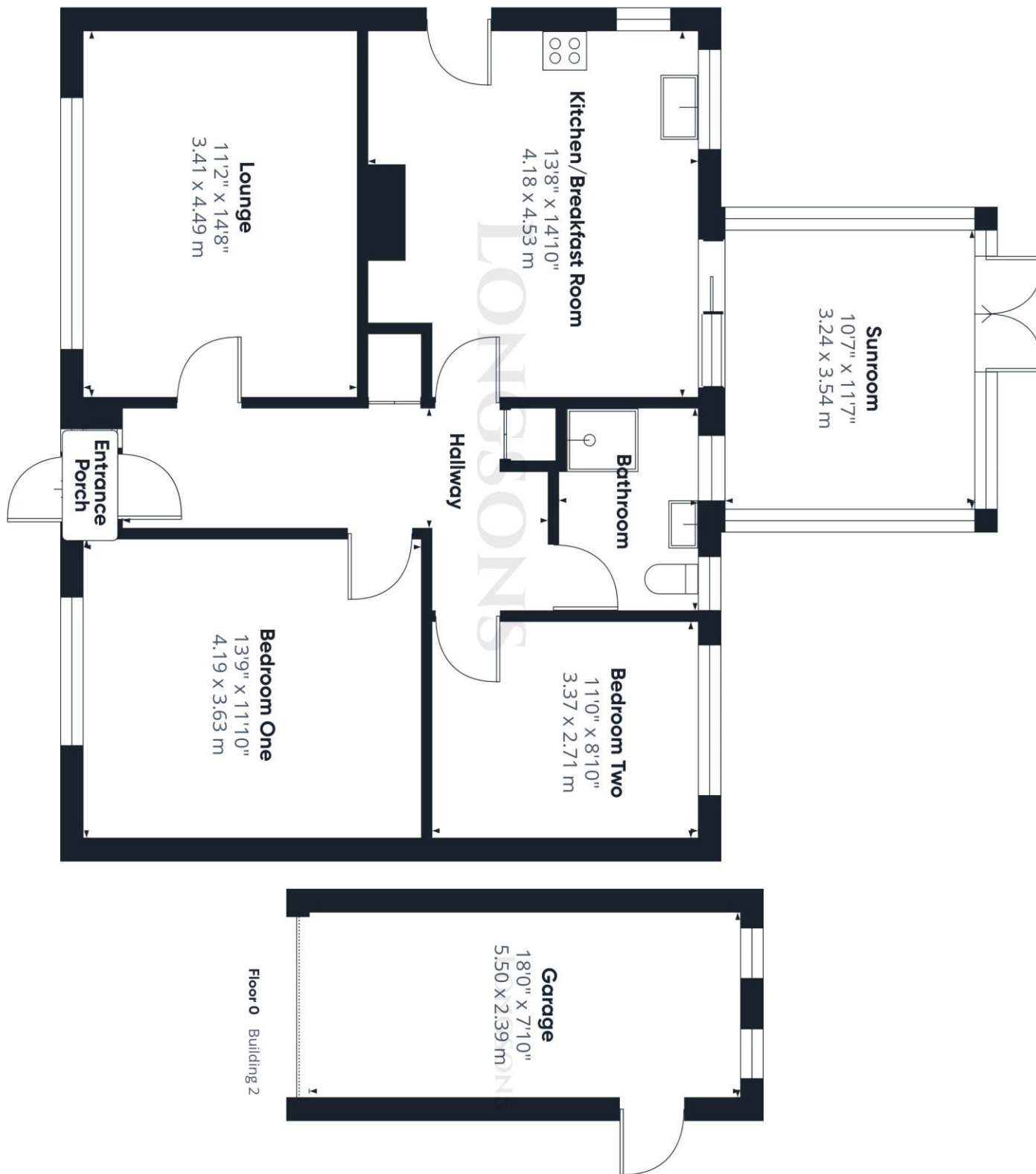


Sydney Dye Court, Sporle, Kings Lynn, PE32 2EE

CHAIN FREE!

Well presented detached two bedroom bungalow situated in the Norfolk village of Sporle. The property boasts kitchen/breakfast room, conservatory, shower room, garage, parking, gardens and UPVC double glazing.

Offers in region of £260,000 Freehold





Situated in the Norfolk village of Sporle, Longsons are delighted to bring to the market this well presented detached two bedroom bungalow. The property boasts garage, parking, kitchen/breakfast room, conservatory, shower room, gardens and UPVC double glazing.

Offered for sale CHAIN FREE!

Viewing recommended.

Briefly, the property offers entrance porch, hallway, lounge, kitchen/breakfast room, conservatory, two double bedrooms, shower room, garage, parking gardens, 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

its own public house, The King Charles III Pub, 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 entrance door to front, tiles to floor.

Hallway

Entrance door to front, built-in storage cupboard, built-in cupboard housing hot water cylinder, loft access, radiator.

Lounge

14'8" (4.47m) x 11'2" (3.4m)
Feature fireplace currently with inset electric fire, UPVC double glazed window to front, radiator.

Kitchen/Breakfast Room
14'10" (4.52m) x 13'8" (4.17m)

Fitted kitchen units to walls and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, tiled splashback, integrated double electric oven, integrated electric hob with extractor hood over, space and plumbing for washing machine, UPVC double glazed entrance door opening to side, UPVC double glazed window to rear and side, UPVC double glazed sliding doors opening to conservatory, tiles to floor, radiator.

Conservatory

11'7" (3.53m) x 10'7" (3.23m)
UPVC double glazed conservatory with pitched roof, French doors opening to rear garden, tiles to floor, radiator providing all year round usage, electric power sockets.

Bedroom One

13'9" (4.19m) x 11'10" (3.61m)
Fitted wardrobes, UPVC double glazed window to front, radiator.

Bedroom Two

11'0" (3.35m) x 8'10" (2.69m)
UPVC double glazed window to rear, radiator.

Shower Room

Shower cubicle, hand wash basin and WC both set within fitted cabinet, towel radiator, fully tiled walls, tiles to floor, extractor fan, UPVC double glazed window to rear.

Garage

18'0" (5.49m) x 7'10" (2.39m)
Concrete panel construction, main up and over door to front, entrance door opening to rear garden, electric power and light.

Outside Front

Front garden laid to lawn, driveway laid to block paving providing off-road parking, carport to side, outside light, path to front door, wooden double gates providing vehicular access to garage, gated access to side providing access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, shrubs and plants to beds and borders, wooden summer house, wooden fence to perimeter, gated access to front.

Agent's Note

EPC rating D63 (Full copy available on request)
Council tax band B (Own enquiries should be made via Breckland District Council)

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.

- Two Bedroom Detached Bungalow
- Village Location
- Conservatory
- Energy Efficiency Rating
- Kitchen/Breakfast Room
- Oil Fired Central Heating and UPVC Double Glazing
- Garage, Parking and Gardens
- Offered CHAIN FREE

