



41A Sydney Dye Court, Sporle

£230,000

This spacious detached bungalow is ideally located in a popular and well-regarded area, offering comfortable single-level living.

The property features two generous double bedrooms, a modern fitted kitchen, and a bright, airy living room that provides a welcoming space to relax or entertain.

To the rear, an enclosed garden offers excellent outdoor space with a patio and decking area, perfect for enjoying warmer months.

Additional benefits include off-road parking to the front, making this an ideal home for those seeking convenience, comfort, and a desirable location.

Services

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

This property is being marketed by our Dereham office and the property reference is AD0558.



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.

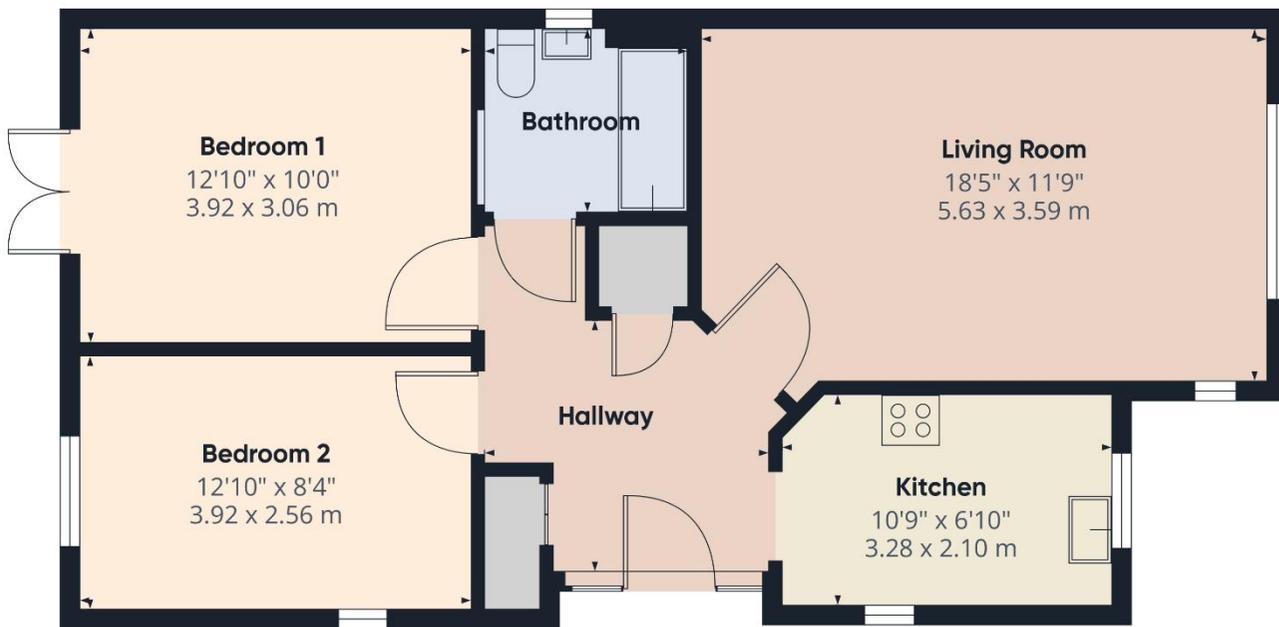
Directions

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 left hand side.

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

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.





Approximate total area⁽¹⁾
663 ft²
61.5 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 | | 82 |
| (69-80) C | | |
| (55-68) D | 57 | |
| (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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