



**North Pickenham Road, Swaffham, PE37 7QX**

Substantial, very well presented, spacious four bedroom end terrace house situated on the outskirts of Swaffham. This fantastic property enjoys far reaching views to the rear and offers large gardens, parking for numerous vehicles, modern kitchen/breakfast room, bathroom & shower room.

**Price £400,000 Freehold**





**Bedroom Four**  
**10'4" (3.15m) x 10'0" (3.05m)**

UPVC double glazed windows to side and rear aspect enjoying open countryside views, radiator.

**Bathroom**

Bathroom suite comprising P-shaped bath with hand shower attachment over and shower screen, wash basin set within fitted cabinet, WC, built in cupboard, tiled splashback, towel radiator, obscure glass UPVC double glazed window to front aspect.

**Shower Room**

Shower cubicle, wash basin, WC, obscure glass UPVC double glazed window to side aspect, radiator.

**Garage**

Main garage door has been replaced with a personnel door, this should be straightforward to convert back to a standard garage door to allow vehicular access if required, window to side aspect, electric power and lighting.

**Outside Front**

Large front garden accessed via wooden five-bar gates, mainly laid to lawn, paved patio seating area, fruit and vegetable growing area with fruit trees and greenhouse, raised beds, wooden garden shed, shrubs and plants to beds and borders, driveway providing ample parking for numerous vehicles.

**Rear Garden**

Rear garden backing onto open countryside enjoying far reaching views laid to shingle with shrubs, plants and flowers to raised beds, wooden decked seating area, outside light, outside tap, wooden fence to perimeter.

**Agents Note**

EPC rating TBC (Full copy available on request)  
 Council tax band C (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.

- Substantial End Terrace House
- Open Countryside Views to Rear
- Four Bedrooms
- Modern Kitchen/Breakfast Room
- Bathroom & Shower Room
- Garage & Ample Parking
- Two Reception Rooms
- Front & Rear Gardens
- Gas Central Heating
- UPVC Double Glazing

Situated on the outskirts of Swaffham with open countryside views to the rear, Longsons are delighted to bring to the market this substantial, very well presented, spacious four bedroom end terrace house. This fantastic property has much to offer including large gardens, two reception rooms, parking for numerous vehicles, bathroom & shower room, modern kitchen/breakfast room, multi fuel burning stove, gas central heating and UPVC double glazing.

Viewing highly advised!

**SWAFFHAM**

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgeries, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles and approx 30 miles to the city of Norwich, with excellent bus services to local villages and surrounding towns and cities.

**Entrance Hall**

UPVC double glazed entrance door to front, UPVC double glazed windows to front and side aspects, pamment tiles to floor.

**Cloakroom/ Utility Room**

Wash basin, WC, space and plumbing for washing machine, worksurface with space for tumble dryer, obscure glass UPVC double glazed windows to front and side aspects, towel radiator, pamment tiles to floor.

**Lounge/ Dining Room**  
**25'4" (7.72m) x 16'7" (5.05m) Max**

Feature fireplace with inset multi fuel burning stove, UPVC double glazed French doors opening to rear garden, UPVC double glazed window to front aspect, engineered oak flooring, three radiators, under stairs storage cupboard.

**Kitchen/ Breakfast Room**  
**15'8" (4.78m) Max x 13'0" (3.96m) Max**

Modern fitted kitchen units to wall and floor, worksurface over, composite one and a half bowl sink unit with mixer tap and drainer, Rangemaster five ring range style electric oven and gas hob with extractor hood over, intergrated fridge/freezer, intergrated dishwasher, UPVC double glazed entrance

door opening to side, UPVC double glazed windows to front and side aspects, radiator.

**Study**  
**16'4" (4.98m) x 10'0" (3.05m)**

UPVC double glazed French doors opening to rear garden, UPVC double glazed window to side aspect, engineered oak flooring, radiator.

**Stairs & Landing**

Oak stairs, loft access.

**Bedroom One**  
**41'7" (12.67m) x 12'5" (3.78m)**

Two built in wardrobes, built in cupboard, two UPVC double glazed windows rear aspect, enjoying open countryside views, radiator.

**Bedroom Two**  
**15'5" (4.7m) x 10'0" (3.05m)**

UPVC double glazed window to front aspect, radiator.

**Bedroom Three**  
**11'10" (3.61m) x 10'0" (3.05m)**

UPVC double glazed window to front aspect, radiator.

