

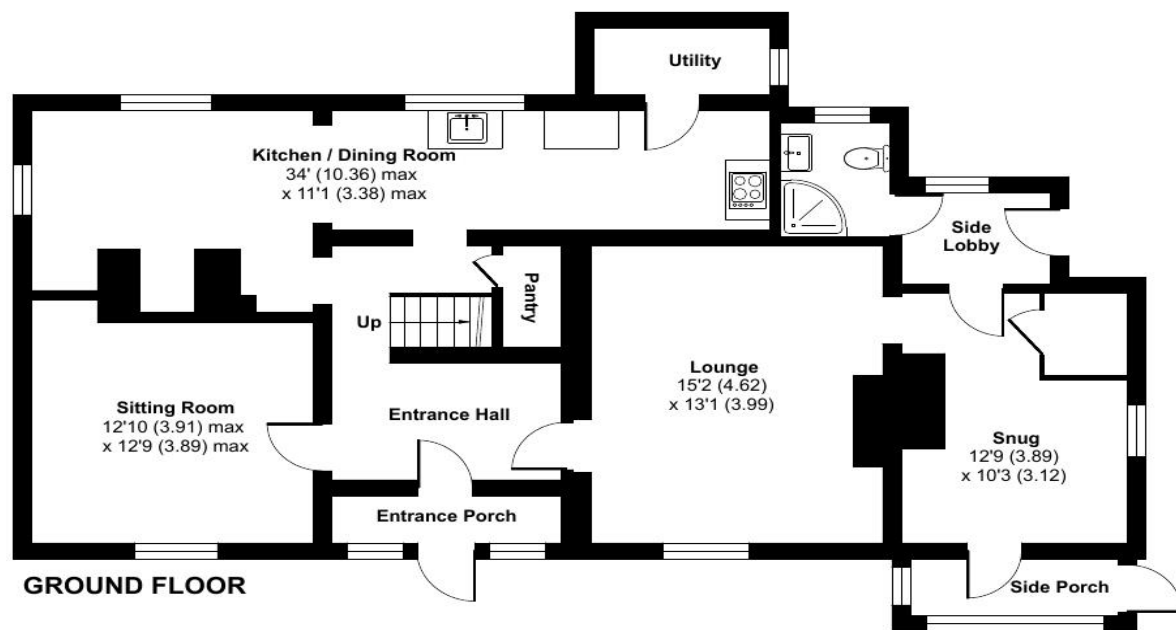
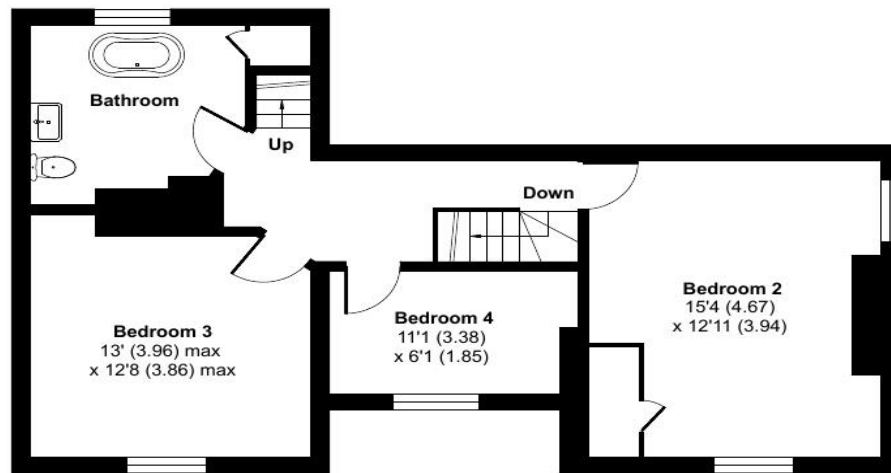
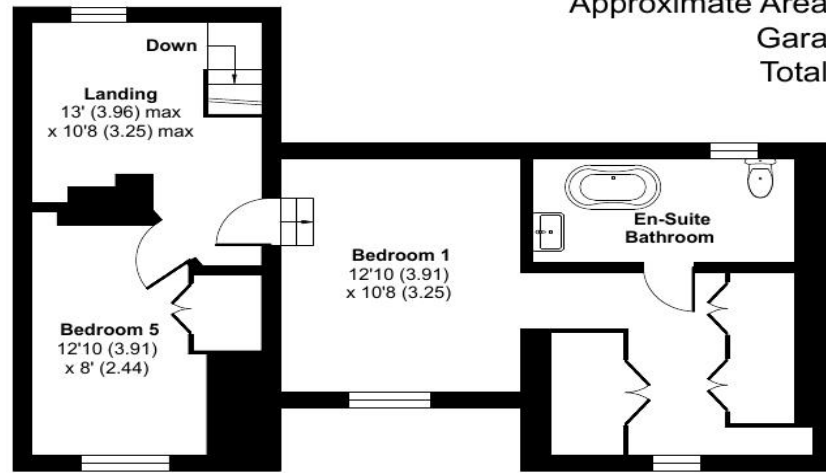
Hillside, North Pickenham, Swaffham, PE37

Approximate Area = 2391 sq ft / 222.1 sq m

Garage = 174 sq ft / 16.1 sq m

Total = 2565 sq ft / 238.2 sq m

For identification only - Not to scale



Hillside, North Pickenham, Swaffham, PE37 8JZ

Absolutely fantastic, three story detached five bedroom period property situated in the Norfolk village of North Pickenham. This superb property boasts three reception rooms, log burner, garage, gardens, parking and much more.

Viewing highly recommended to fully appreciate.

Available CHAIN FREE!

Offers Over £750,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1131848





Situated in the Norfolk village of North Pickenham, Longsons are delighted to bring to the market this absolutely fantastic, substantial, three story, five bedroom detached period property. This superb dwelling offers charm and character throughout and has much to offer including three reception rooms, log burning stove, utility room, shower room, bathroom and en-suite bathroom, garage, gardens, parking and UPVC double glazing.

Viewing highly recommended to appreciate all on offer.

Offered CHAIN FREE!

Briefly, the property offers entrance porch, entrance hall, lounge, sitting room, second sitting/reception room, front lobby, ground floor shower room, kitchen, dining room, utility room, four bedrooms to first floor and bathroom to first floor, main bedroom with dressing room and en-suite to second floor, fifth bedroom also to second floor, garage, gardens, parking, gas central heating and UPVC double glazing.

NORTH PICKENHAM

Located in the heart of Norfolk, North Pickenham is a charming village surrounded by picturesque farmlands and scenic landscapes. North Pickenham is also conveniently located near the market town of Swaffham, offering a range of amenities, shops, and entertainment. Good road connections, including the A47, provide easy access to nearby areas and beyond.

Entrance Porch

Entrance door opening to rear garden, tiles to floor.

Entrance Hall

Entrance door opening to entrance porch, stairs to first floor, tiles to floor, built in storage cupboard.

Lounge

15'2" (4.62m) x 13'1" (3.99m)

Feature brickwork fireplace with inset log burning stove, exposed wooden beams to floor, UPVC double glazed window to rear aspect, radiator.

Sitting Room

12'10" (3.91m) x 12'9" (3.89m)

Open brickwork fireplace, UPVC double glazed window to rear aspect, radiator.

Side Porch

Entrance door opening to side aspect, UPVC double glazed window to side and rear aspects.





Snug
12'9" (3.89m) x 10'3" (3.12m)
 UPVC double glazed window to side aspect, glazed door to rear aspect, built-in cupboard.

Side Lobby
 Entrance door opening to side aspect, obscure glass UPVC double glazed window to front aspect.

Ground Floor Shower Room
 Shower cubicle, wash basin set within fitted cabinet, WC, towel radiator, tiles to floor, obscure glass UPVC double glazed window to side aspect, extractor fan.

Kitchen/ Dining Room
34'0" (10.36m) x 11'1" (3.38m)
Max
 Ceramic double butler style sink unit with mixer tap and quartz work

surface, space for large Range style oven with extractor hood over, tiled splashback, tiles to floor, UPVC double glazed window to rear aspect, opening through to dining area, feature fireplace with inset log burning stove, UPVC double glazed window to rear and side aspects, tiles to floor, radiator.

Utility Room
 Space and plumbing for washing machine and dishwasher, window to side aspect.

Stairs and First Floor Landing

Bedroom Two
15'4" (4.67m) x 12'11" (3.94m)
 Built-in cupboard, feature brickwork fireplace, exposed wooden boards to floor, UPVC double glazed window to rear and side aspect, radiator.

Bedroom Three
13'0" (3.96m) x 12'8" (3.86m)
 UPVC double glazed window to rear aspect, exposed wooden boards to floor, radiator.

Bedroom Four
11'1" (3.38m) x 6'1" (1.85m)
 UPVC double glazed window to rear aspect, exposed wooden boards to floor, radiator.

Bathroom
 Bathroom suite comprising stand alone double ended bath with centrally mounted mixer tap, washbasin, WC, towel radiator, tiled splashback, built-in cupboard, obscure glass UPVC double glazed window to front aspect, exposed wooden boards to floor.





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.

- Three Storey Detached Period House
- Five Bedrooms
- Four Reception Rooms
- Village Location

- Shower Room, Bathroom and En-Suite
- Garage, Gardens and Parking
- UPVC Double Glazing
- Gas Central Heating

Stairs and Second Floor Landing

Currently used as lounge area, UPVC double glazed window to side, radiator

Bedroom One
12'10" (3.91m) x 10'8" (3.25m)

UPVC double glazed window to rear aspect, radiator, separate large walk-in dressing area with fitted wardrobes, door to en-suite bathroom.

En-Suite Bathroom

Stand alone bath with freestanding bath taps, wash basin, WC, obscure glass UPVC double glazed window to front aspect, radiator.

Bedroom Five
12'10" (3.91m) x 8'0" (2.44m)

UPVC double glazed window to rear aspect, built-in wardrobe, exposed wooden boards to floor, radiator.

Garage
19'0" (5.79m) x 9'2" (2.79m)

Double doors opening to front aspect, entrance door opening to rear garden, windows to side.

Outside

Enclosed rear garden laid to lawn, established shrubs and plants to beds and borders, paved patio seating area, gated access to log storage area at rear, driveway providing secure gated off road parking to the side, outside lights, wooden fence and hedge to perimeter.

Agent's Notes

EPC rating D59 (Full copy available on request)
Council tax band D (Own enquiries should be made via Breckland District Council)

