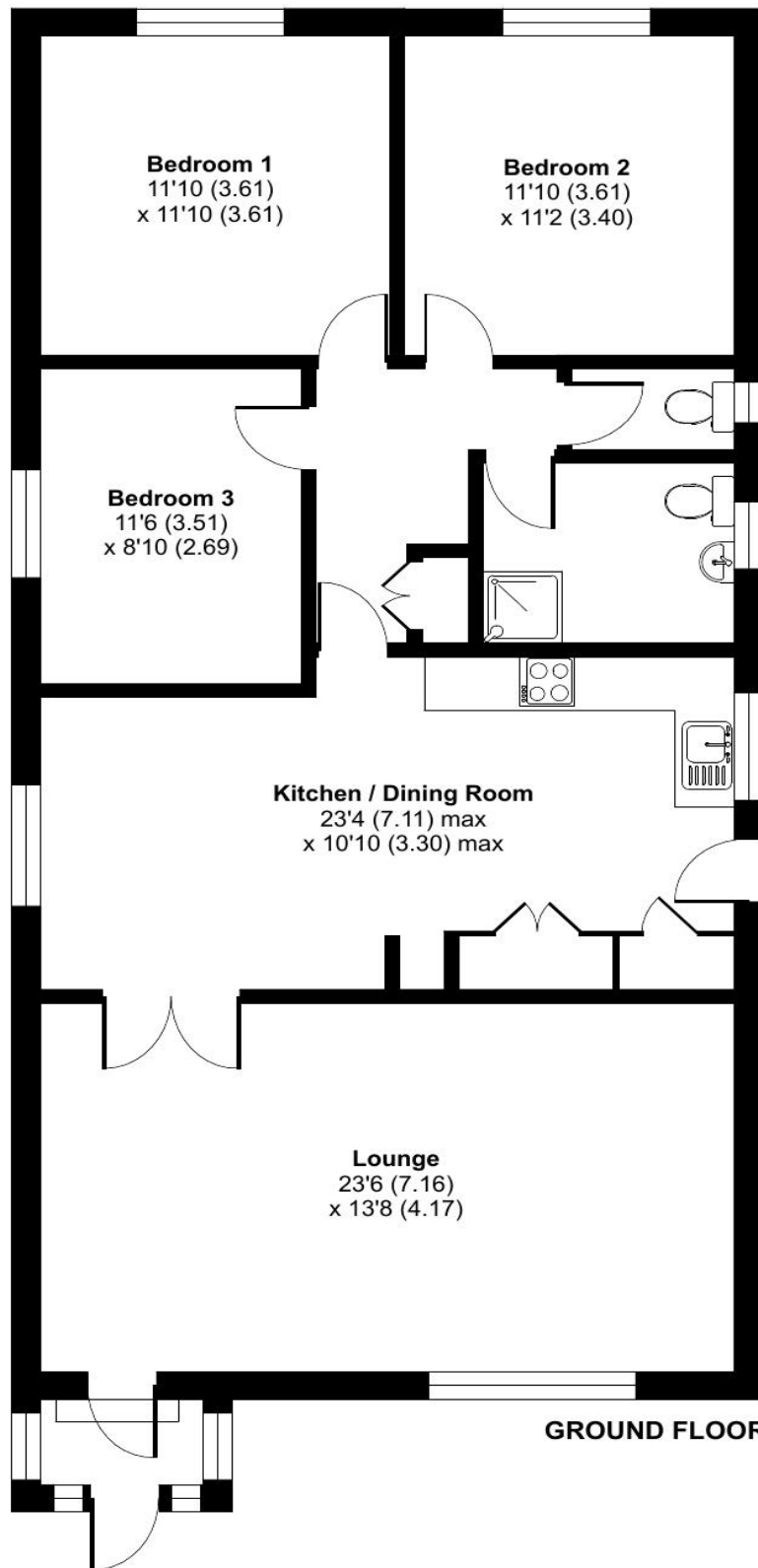


Wagtails, Houghton Lane, North Pickenham, Swaffham, PE37

Approximate Area = 1186 sq ft / 110.2 sq m
Garage = 163 sq ft / 15.1 sq m
Total = 1349 sq ft / 125.3 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1261016



Houghton Lane, North Pickenham, Swaffham, PE37 8LF

CHAIN FREE!

Well presented, spacious detached three bedroom bungalow situated in North Pickenham. This fantastic property offers gardens, garage, two toilets, parking and UPVC double glazing. Viewing highly recommended.

Price £280,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>



Garage 17'6" (5.33m) x 9'4" (2.84m)

Main up and over door to front, entrance door opening to side aspect, UPVC double glazed window to side aspect, electric, power and light.

Outside Front

Front garden laid to lawn, shrubs and plants to borders, driveway providing off road parking, outside lights, wooden fence and garden wall to perimeter, gated access to rear garden.

Rear Garden

Rear garden laid to lawn, paved patio area to side, shrubs and plants to beds and borders, wooden garden shed, wooden fence to perimeter, gated access to front.

Agents Note

EPC rating C71 (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.

- Detached Bungalow
- Three Bedrooms
- Kitchen / Dining Room
- Energy Efficiency Rating C71
- Shower Room & WC
- Garage & Parking
- Front & Rear Gardens
- Village Location
- No Onward Chain!

Situated in the Norfolk village of North Pickenham, Longsons are delighted to bring to the market this well presented spacious, detached three bedroom bungalow. This fantastic property offers kitchen/dining room, shower room, gardens, garage, two toilets, parking, gas central heating and UPVC double glazing. Viewing highly recommended.

Offered for sale CHAIN FREE!

Briefly, the property offers entrance porch, lounge, kitchen/dining room, inner hall, three bedrooms, shower room, three bedrooms, cloakroom with WC, garage, gardens, parking, gas central heating and UPVC double glazing.

NORTH PICKENHAM

Situated approximately 3 miles from the market town of Swaffham, 20 miles from Kings Lynn and 25 miles from Norwich. The nearest rail station is Downham Market or Kings Lynn and there is a bus service with buses running 3 times a day.

Entrance Porch

Double glazed entrance door to front aspect, UPVC double glazed windows to front and side aspects.

Lounge

23'6" (7.16m) x 13'8" (4.17m)

UPVC double glazed window to front aspect, three radiators.

Kitchen/ Dining Room

23'4" (7.11m) Max x 10'10" (3.3m) Max

Fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, space for electric cooker with extractor hood over, space and plumbing for washing machine, built in cupboard housing hot water cylinder, built in storage cupboard, modern wall mounted gas fired central heating boiler, space for tall upright fridge/freezer, door opening to side, UPVC double glazed windows to both side aspects, radiator.

Hallway

Loft access with pull down ladder.

Bedroom One

11'10" (3.61m) x 11'10" (3.61m)

UPVC double glazed window to rear aspect, radiator.

Bedroom Two

11'10" (3.61m) x 11'2" (3.4m)

UPVC double glazed window to rear aspect, radiator.

Bedroom Three

11'6" (3.51m) x 8'10" (2.69m)

UPVC double glazed window to side aspect, radiator.

Shower Room

Double shower cubicle, wash basin, WC, obscure glass UPVC double glazed window to side aspect, tiled splashback, radiator.

Cloakroom

WC, tiled splashback, obscure glass UPVC double glazed window to side aspect.

