

Brecklands Green, North Pickenham, Swaffham, PE37

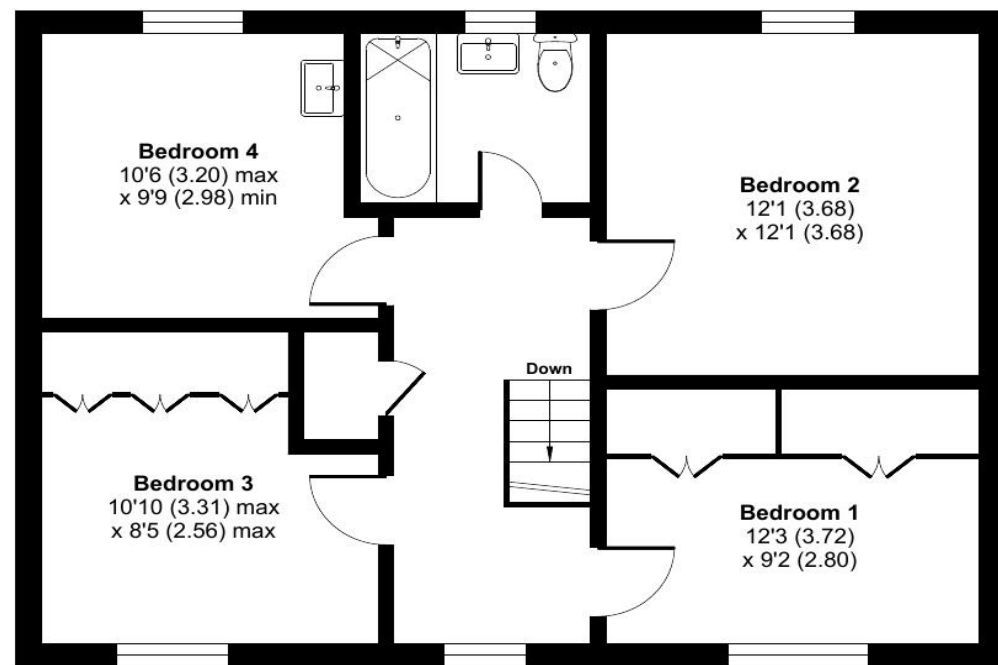
Approximate Area = 1303 sq ft / 121 sq m

Garage = 176 sq ft / 16.3 sq m

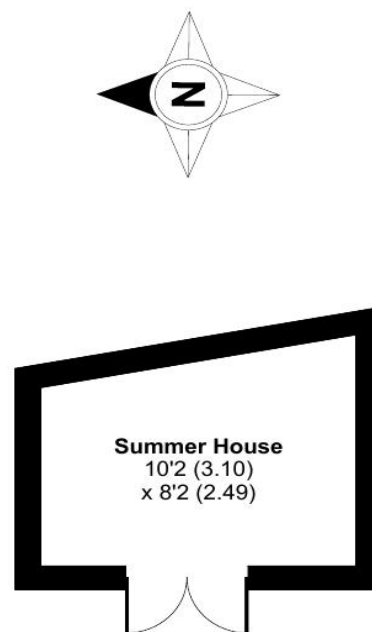
Outbuilding = 74 sq ft / 6.8 sq m

Total = 1553 sq ft / 144.1 sq m

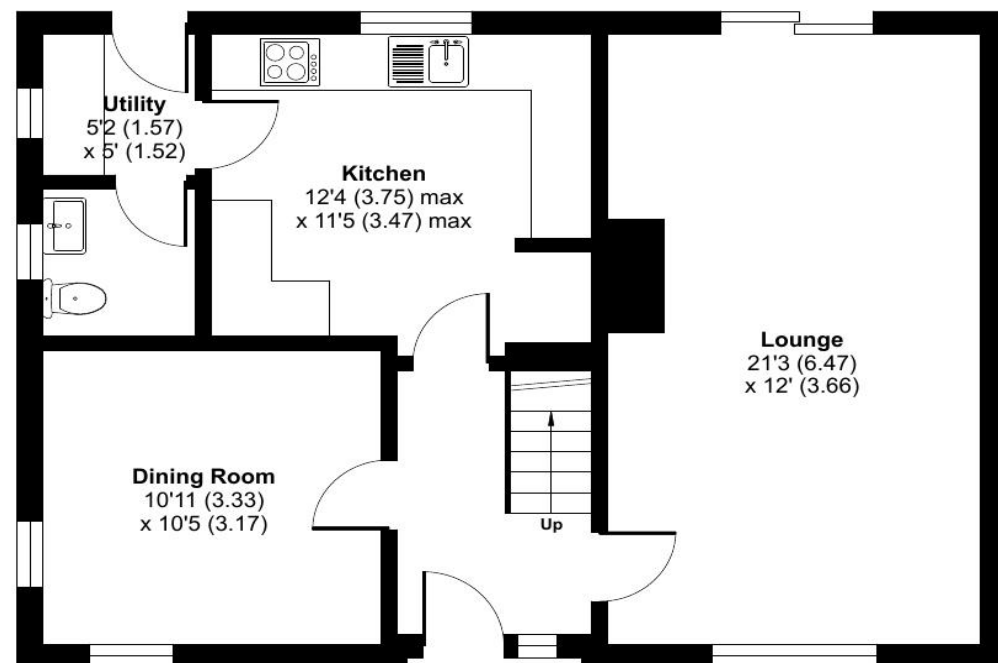
For identification only - Not to scale



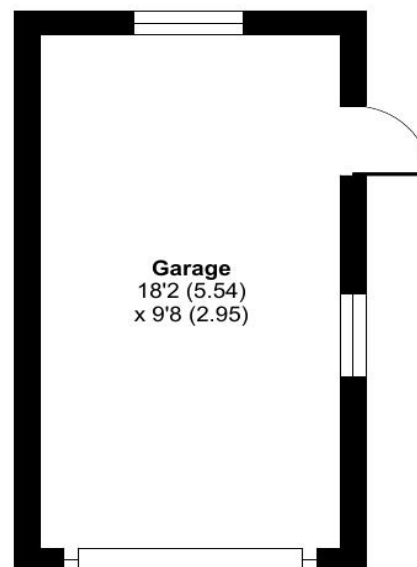
FIRST FLOOR



OUTBUILDING



GROUND FLOOR



Garage
18'2 (5.54)
x 9'8 (2.95)



Brecklands Green, North Pickenham, Swaffham, PE37 8LG

Superb, very well presented four bedroom detached house with two reception rooms and glorious countryside views to the rear situated in the popular village of North Pickenham. The property's benefits include UPVC double glazing, garage, delightful gardens, air conditioning to three bedrooms and utility room.

Guide Price £300,000 - £325,000 Freehold



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Longsons. REF: 1324214



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Situated in the popular village of North Pickenham, Longsons are delighted to bring to the market this spacious, very well presented four bedroom detached house with garage. This superb property offers many benefits including multi fuel burning stove, glorious countryside views to the rear, delightful generous gardens with summer house, two reception rooms, four double bedrooms, utility room, air conditioning to three bedrooms and UPVC double glazing.

Briefly the property offers entrance hall, lounge, dining room, kitchen, utility room, cloakroom with WC, four double bedrooms, bathroom, garage, gardens with summer house, UPVC double glazing and oil central heating.

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. The village amenities include primary school, The Blue Lion Pub and a church.

Entrance Hall

Composite double glazed entrance door to front, obscure glass UPVC double glazed window to front, stairs to first floor, wooden parquet flooring, radiator.

Lounge

21'3" (6.48m) x 12'0" (3.66m)

Feature fireplace with wooden surround, tiled hearth and inset multi fuel burner, UPVC double glazed patio doors opening to rear garden, UPVC double glazed window to front, two radiators, wooden parquet flooring.

Dining Room

10'11" (3.33m) x 10'5" (3.18m)

UPVC double glazed windows to front and side, wooden parquet flooring, radiator.

Kitchen

12'4" (3.76m) x 11'5" (3.48m)

Fitted kitchen units to walls and floor, work surface over, one and half bowl composite sink unit with mixer tap and drainer, integrated Bosch double electric oven and induction hob with extractor hood over, space and plumbing for dishwasher, breakfast bar, space for tall fridge freezer, recessed alcove with oil fired central heating

boiler, tiled splashback, UPVC double glazed window rear, radiator.

Utility Room

5'2" (1.57m) x 5'0" (1.52m)

Fitted kitchen units to wall and floor, work surface over, space and plumbing for washing machine, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to side.

Cloakroom

Wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to side, radiator.

Stairs and Landing

Built in cupboard housing hot water cylinder, loft access, UPVC double glazed window to front, radiator.

Bedroom One

12'3" (3.73m) x 9'2" (2.79m) To

Wardrobe

Built-in wardrobes, wall mounted air conditioning unit, UPVC double glazed window to front, radiator.

Bedroom Two

10'10" (3.3m) x 8'5" (2.57m)

Wall mounted air conditioning unit, wash basin, UPVC double glazed window to rear, radiator.

Bedroom Three

10'10" (3.3m) x 8'5" (2.57m) To

Wardrobe

Fitted wardrobes, UPVC double glazed window to front, radiator.

Bedroom Four

10'6" (3.2m) Max x 9'9" (2.97m)

Wall mounted air conditioning unit, wash basin, UPVC double glazed window to rear, radiator.

Bathroom

Bath with mixer tap and hand shower attachments, wash basin, WC, heated towel rail, extractor fan, UPVC obscure glass double glazed window to rear.

Garage

18'2" (5.54m) x 9'8" (2.95m)

Single garage, up and over main door to front, UPVC double glazed window to side, access door to side, electric lights and power.

Outside Front

Brick weave driveway, well maintained front garden laid to lawn, selection of shrubs, plants and ornamental trees to beds and borders, hedge to perimeter, gated access to rear garden.

Rear Garden

Delightful generous enclosed rear garden laid to lawn, patio seating area, brick weave driveway leading to garage, selection of shrubs and plants to beds and borders, summer house, lovely views to rear, wooden fence to perimeter, gated access to front.

Agent's Note

EPC rating D65 (Full copy available on request)

Council tax band D (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 Four Bedroom House
- Two Reception Rooms
- Countryside Views to Rear
- Energy Efficiency Rating D65
- Garage, Gardens and Ample Parking
- Log Burning Stove
- UPVC Double Glazing and Oil Central Heating
- Viewing Highly Recommended!

