

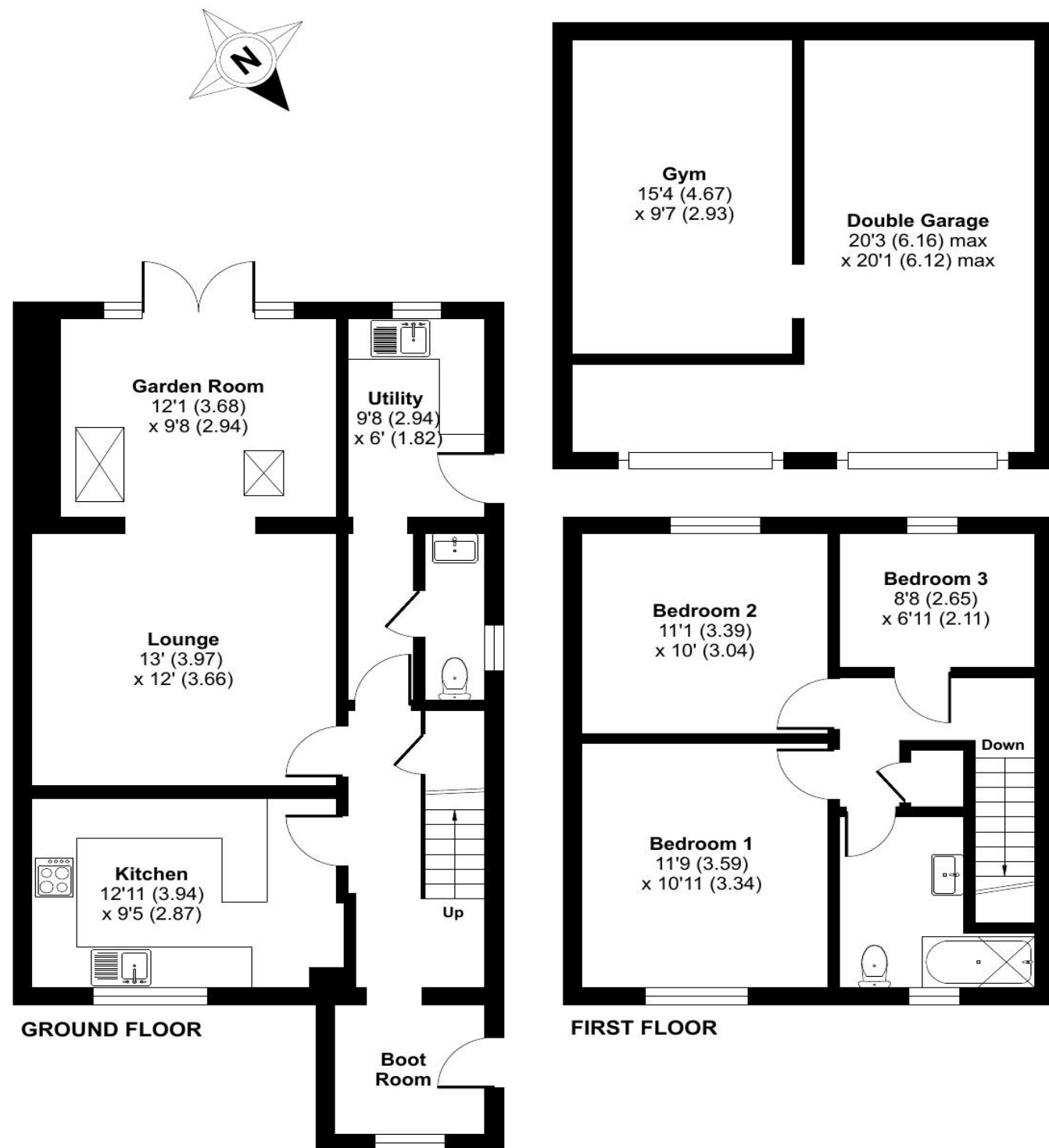
Houghton Lane, North Pickenham, Swaffham, PE37

Approximate Area = 1115 sq ft / 103.5 sq m

Garage = 406 sq ft / 37.7 sq m

Total = 1521 sq ft / 141.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Longsons. REF: 1344867



Houghton Lane, North Pickenham, Swaffham, PE37 8LF

Extremely well presented, fully updated semi-detached three bedroom house with countryside views situated in the popular village of North Pickenham. This fantastic extended property offers kitchen/breakfast room, utility room, cloakroom, double garage, garden, parking, GCH and UPVC double glazing.

Guide Price £280,000 - £300,000 Freehold

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Situated in the popular village of North Pickenham, Longsons are delighted to bring to the market this fantastic, fully updated semi-detached three bedroom house. This superb, extended property offers kitchen/breakfast room, utility room, cloakroom, fully insulated double garage with half currently set up as a gymnasium, landscaped gardens, parking, gas central heating and UPVC double glazing.

Briefly, the property offers entrance porch, hallway, lounge, kitchen/breakfast room, utility room, cloakroom with WC, three bedrooms, bathroom, gardens, double garage, 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

Composite entrance door to front, UPVC entrance door to side, UPVC double glazed window to front.

Hallway

Stairs to first floor, understairs storage cupboard, radiator.

Lounge

13'0" (3.96m) x 12'0" (3.66m)

Radiator, archway to garden room.

Garden Room

12'1" (3.68m) x 9'8" (2.95m)

UPVC double glazed French doors leading to rear garden, two Velux windows.

Kitchen/Breakfast Room

12'11" (3.94m) x 9'5" (2.87m)

Fitted kitchen units to walls and floor, work surface over, enamel one and a half bowl sink unit with mixer tap and drainer, space for large Range style cooker with extractor hood over, space for large American style fridge/freezer,

space and plumbing for dishwasher, breakfast bar, UPVC double glazed window to front, tiled splashback, radiator.

Utility Room

9'8" (2.95m) x 6'0" (1.83m)

Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, UPVC double glazed entrance door opening to side, UPVC double glazed window to front, tiles to floor, tiled splashback, radiator.

Cloakroom

Hand wash basin set within fitted cabinet, concealed cistern WC, towel radiator, tiled splashback, tiles to floor, obscure glass UPVC double glazed window to side.

Stairs and Landing

Built-in storage cupboard housing hot water cylinder, loft access.

Bedroom One

11'9" (3.58m) x 10'1" (3.07m)

UPVC double glazed window to front, radiator.

Bedroom Two

11'1" (3.38m) x 10'0" (3.05m)

UPVC double glazed window to rear, radiator.

Bedroom Three

8'8" (2.64m) x 6'11" (2.11m)

UPVC double glazed window to rear, radiator.

Bathroom

Bathroom suite comprising bath with rainfall shower head over and separate hand shower attachment, wash basin set within fitted cabinet, concealed cistern WC, towel radiator, tiled splashback, obscure glass UPVC double glazed window to front.

Outside Front

Front garden laid to lawn with countryside views, raised flower beds, driveway laid to block paving providing off-road parking, further parking bay laid to shingle, outside lights, outside power sockets, gated access to rear garden.

Rear Garden

Landscaped terraced rear garden laid to lawn with countryside views, paved patio seating area with steps up to lawn area, wooden fence to perimeter,

outside lights, field views to rear, outside tap, gated access to front.

Garage

20'3" (6.17m) x 20'1" (6.12m)

Fully insulated double garage with two main up and over doors to front, partition wall separating the garage with one side currently set up as gymnasium/games room with floor insulation to the gym/games/room, electric power and lights.

Agent's Note

EPC rating C75 (Full copy available on request)

Council tax band B (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.

- Semi-Detached Three Bedroom House

- Extremely Well Presented - Fully Updated

- Kitchen/Breakfast Room and Utility

- Energy Efficiency Rating

- Double Garage and Parking

- Front and Rear Gardens with Countryside Views

- Gas Central Heating and UPVC Double Glazing

