



THE STORY OF

# 9 The Street

*North Pickenham, Norfolk*

**SOWERBYS**



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# 9 The Street

North Pickenham, Norfolk  
PE37 8JR

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Popular Village Location

End of Terrace

Two Bedrooms

Large Kitchen/Dining Room

Cosy Sitting Room

Large Bathroom

Private Garden with Decking and Lawned Area

Driveway

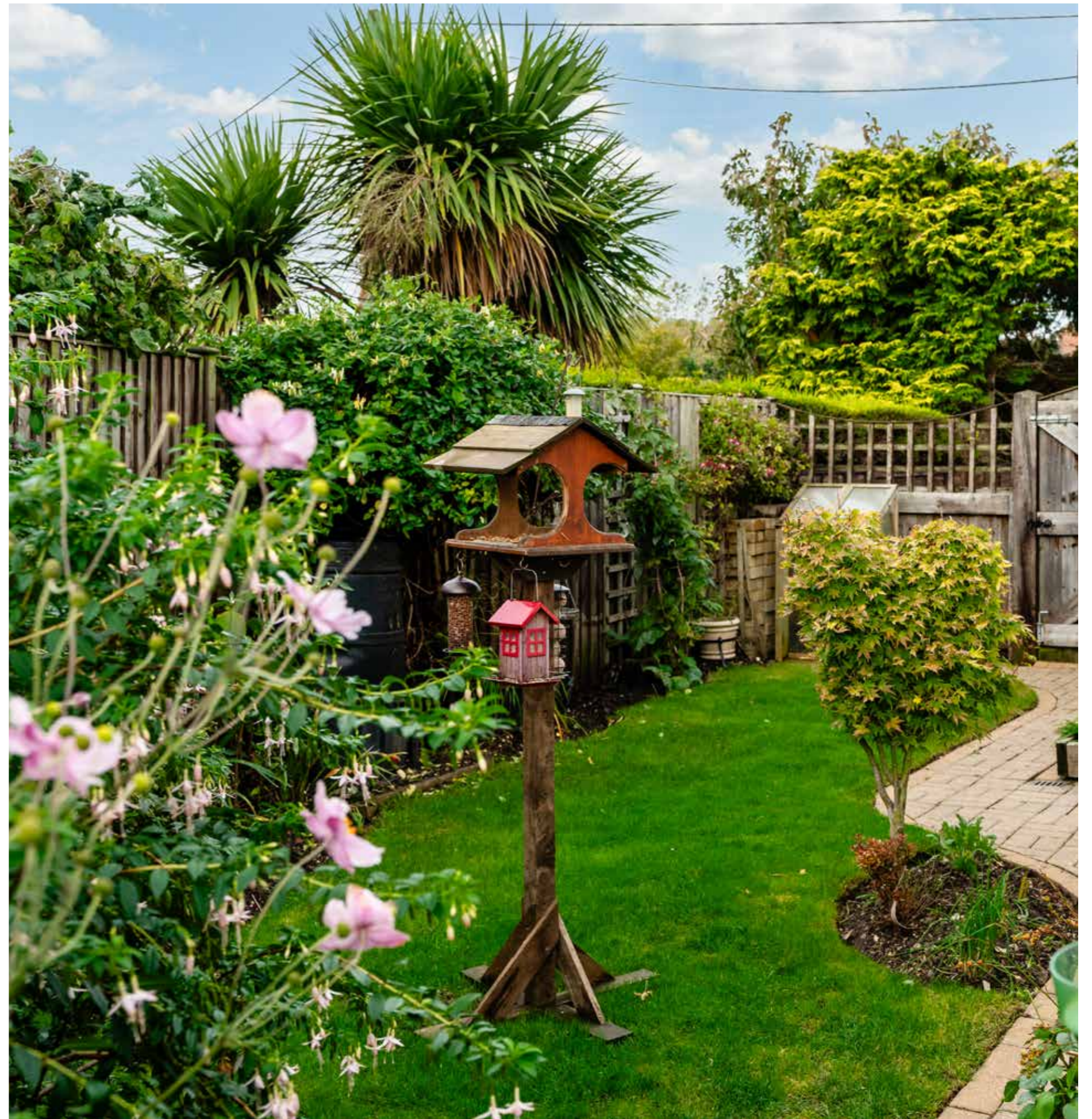
Workshop

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SOWERBYS WATTON OFFICE

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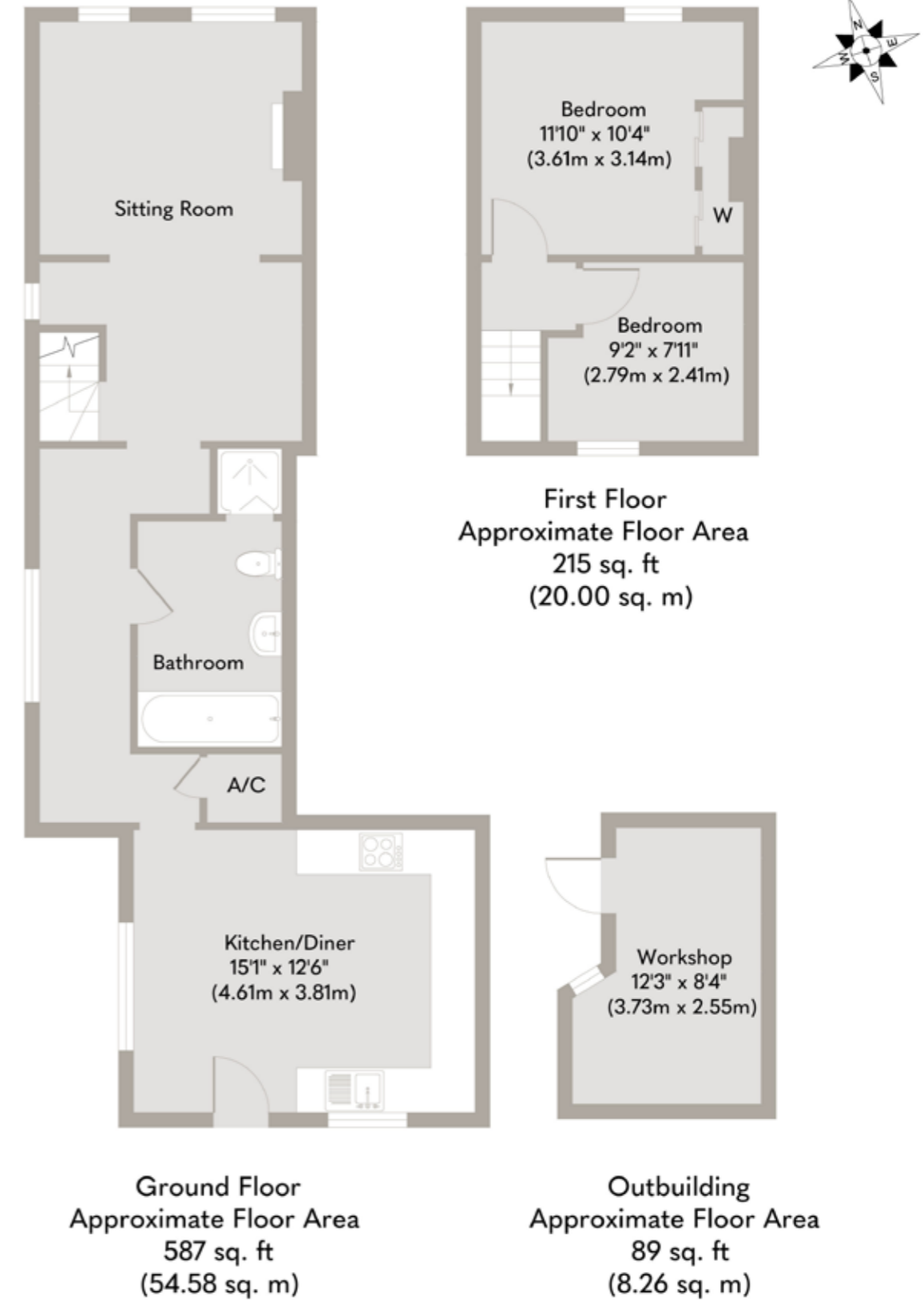
Positioned nicely within the charming and sought-after village of North Pickenham, this delightful two-bedroom end-of-terrace home offers a perfect blend of character and modern living. The highlight of the property is undoubtedly the spacious kitchen/dining room extension at the rear, a beautifully light and airy space where the current owners love to relax with garden views and easy access to the outdoors, perfect for entertaining or unwinding.

At the front of the home, a cosy sitting room welcomes you with its feature log burner, creating a warm and inviting retreat during the colder months. It's the ideal place to curl up with a book or enjoy a peaceful evening by the fire. During the summer, this room takes a backseat as the kitchen/dining room, with its doors opening onto the garden, becomes the heart of the home – seamlessly blending indoor and outdoor living.

Upstairs, two double bedrooms provide ample space for relaxation, ensuring comfort and tranquillity.

Outside, the property continues to impress with its thoughtfully designed garden spaces. A charming wooden decked area offers the perfect spot for al-fresco dining and entertaining, while a small lawned garden with mature planting adds a touch of greenery. There's even a workshop, ideal for DIY projects or additional storage, and a convenient shingled driveway with parking for two cars.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# North Pickenham

RURAL CHARM, VIBRANT  
COMMUNITY, CONNECTED LIVING



The parish is located in the heart of rural Norfolk, approximately 3 miles from the market town of Swaffham. A small village, within the past few years a Community Hub has been created in the former school, and residents can enjoy a coffee shop, bar, hair salon, and beauty therapist. There's a range of clubs and a busy calendar of sporting and social events.

The parish is adjacent to the A47, the main east-west link through Norfolk that joins Kings Lynn (20 miles to the west) and Norwich (25 miles to the east). The nearest rail station is Downham Market or Kings Lynn. There is a bus service with buses running 3 times a day.

Swaffham is a thriving and historic market town. There is a range of local amenities including shops, pubs and restaurants together with a variety of leisure and sports activities including an excellent Golf Club. The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

## Note from the Vendor



“The kitchen and garden has been a great entertaining space.”



### SERVICES CONNECTED

Mains water, electricity, gas and drainage.

### COUNCIL TAX

Band A.

### ENERGY EFFICIENCY RATING

D. Ref: 9380-2729-1400-2504-3205

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///venting.pram.seagulls

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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