



**The Bungalow, Brecklands Green, North Pickenham,
Swaffham, PE37 8LG**

welcome to

The Bungalow, Brecklands Green, North Pickenham, Swaffham

GLORIOUS PLOT! A superb 3 bedroom detached bungalow, located in an idyllic non-estate position within the village of North Pickenham. This extended property boasts 2 reception rooms, master bedroom suite with dressing area & en suite, extensive garden space, ample off-road parking, garage & more!



We are delighted to present a detached bungalow situated on a magnificent 0.7 acre plot (STMS), located in the charming village of North Pickenham. Situated on the edge of the village, which offers a semi-rural ambiance, the property is surrounded by countryside to the side and rear aspects. The property has been the subject of both extension and improvement work carried out on behalf of the current owners.

The bungalow boasts spacious accommodation, including an entrance porch that opens into the formal dining room, a generously sized kitchen/breakfast room, a triple aspect living room featuring a cosy wood burner, master bedroom with dressing area and en suite shower room, two further comfortable double bedrooms and a well-appointed bathroom.

The property is accessible over a private driveway enclosed by hedges, leading to the garage. The rear garden is an absolute delight, offering ample space for relaxation and enjoyment, together with a large working garden area, with raised beds, fruit trees and shrubs. A viewing is recommended to fully appreciate the size of the property and the location offered!

This exceptional property offers the perfect blend of indoor and outdoor living, catering to keen gardeners, downsizers, retirees, and families alike. Its spacious interiors and potential for extension make it an ideal choice for those seeking a comfortable and versatile home.

Accommodation

The property is approached via a driveway enclosed by hedging and there is a garage to one side, and a five bar gate leading to the rear. There is a double glazed door opening to:

Entrance Porch

Fully glazed door opening to:

Dining Room

19' x 12' 1" (5.79m x 3.68m)
Built in cupboard, two radiators, half wood panelled walls, double glazed window to the front aspect, wood effect flooring, door opening to the inner hall, further door opening to:

Kitchen/Breakfast Room

20' 3" x 10' 1" (6.17m x 3.07m)
A range of wall and base units with rolled edge work surfaces over, inset 1 1/2 bowl sink with mixer tap, tiled splash backs, space for electric cooker, space for free standing fridge freezer, plumbing for washing machine and dishwasher, space for breakfast table, vinyl flooring, radiator, double glazed window to the side aspect, double glazed French doors opening to the rear garden, door opening to:

Lounge

11' 8" x 16' 4" (3.56m x 4.98m)
Triple aspect living room with double glazed windows to the side and rear and double glazed French doors opening to the side aspect, under-floor heating, inset cast-iron wood burner on a tiled hearth with floating Bressummer beam.

Inner Hallway

Doors opening to the master bedroom suite with en suite and dressing area, family bathroom and bedrooms two and three.

Master Bedroom

12' x 11' 4" (3.66m x 3.45m)
Dual aspect with double glazed window to side and patio doors opening to the garden, fitted carpet flooring and radiator.

En Suite Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, tiled walls, tiled flooring, shaver point and heated towel rail.

Dressing Area

With skylight, built-in storage cupboards, door to shower room.

Bedroom Two

9' 4" x 11' 3" (2.84m x 3.43m)
With fitted carpet flooring, built-in wardrobe, radiator and double glazed window to front aspect.

Bedroom Three

9' 4" x 7' 9" (2.84m x 2.36m)
With fitted carpet flooring, radiator and double glazed window to front aspect.

Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath, tiled flooring, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

To the front of the property, there is a garage set to the side elevation with gravelled driveway, providing turning and further parking.

Set directly behind the property, there are formal garden areas with numerous trees, shrub, beds and retaining hedging. The second section is an established produce area, including numerous fruit trees and extensive raised beds.

Both garden areas are entwined with pathways and walkways for ease of maintenance. When stepping out to the extensive grounds, there is a paved patio seating area, offering the perfect space for outside entertaining, dining and relaxing with friends and family.



view this property online williamhbrown.co.uk/Property/SFM109757



welcome to

Brecklands Green, North Pickenham

- Extended 3 bedroom detached bungalow
- Positioned within extensive gardens of 0.70 acres (STMS)
- Ample off-road parking and garage
- Master bedroom with dressing area and en suite
- Triple aspect lounge with wood burner
- Open-plan kitchen/breakfast room and formal dining room
- Oil fired central heating and double glazed windows

Tenure: Freehold EPC Rating: Awaited

£485,000



directions to this property:

Leave Swaffham by the A47 towards Dereham & Norwich, approximately 2 miles after the town centre, take the right hand turn onto North Pickenham Road just before the right hand turn for Necton. Continue along this road and at the T junction, turn left and take the next right hand side turning to Hillside. Follow this road into the village centre along The Street and take the second left hand turn into South Pickenham Road. Continue along this road past the turning for Brecklands Green and the property can be found on the left hand side, identified by our William H Brown 'For Sale' board.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM109757



Property Ref:
SFM109757 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williamhbrown.co.uk