



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

welcome to

The Bungalow, Brecklands Green, North Pickenham, Swaffham

OVER 1/2 AN ACRE PLOT! An extended 3 bedroom detached bungalow, located in an idyllic, non-estate position within the village of North Pickenham. Offering 2 spacious reception rooms, master bedroom with dressing area & en suite, extensive garden space, ample parking, garage & more!

We are delighted to present this 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, which in brief comprises; entrance porch, which opens into the formal dining room, generously sized kitchen/breakfast room, triple aspect lounge featuring a cosy wood burner, inner hallway, 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 and 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.

This exceptional property offers the perfect blend of indoor and outdoor living, catering to keen gardeners, downsizers, retirees, and families alike. Its spacious interior and potential for extension make it an ideal choice for those seeking a comfortable and versatile home. A viewing is highly recommended to fully appreciate the size of the property, versatility, outside space and the location offered!

Accommodation

Double glazed external entrance 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

16' 4" x 11' 8" (4.98m x 3.56m)

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.

Family 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 off-road 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.

Location

North Pickenham is a semi-rural mid-Norfolk village situated just 4 miles from the historic market town of Swaffham. The village has a karting centre, a church, primary school, The Blue Lion public house and a playing field. Further amenities and facilities can be found in nearby Swaffham, which is a bustling town with a range of amenities including doctors and dental surgeries, primary and secondary schools, supermarkets, smaller independent shops, public library, golf club and the imposing church of Saint Peter and Saint Paul at the heart of the town, as well as the thriving Saturday market.

Council Tax Band

This property is Council Tax band C.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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welcome to

Brecklands Green, North Pickenham

- Extended 3 bedroom detached bungalow
- Positioned within an extensive plot 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
- Well-regarded semi-rural village

Tenure: Freehold EPC Rating: D

offers in excess of **£465,000**

directions to this property:

Leave Swaffham via the A47 towards Dereham and after approximately 2 miles, take the right hand turn onto North Pickenham Road, before the right hand turn for Necton. Continue along this road and at the T junction, turn left and take the next right hand turn onto Hillside and into the village of North Pickenham. Follow this road into the village centre along The Street and take the second left hand turn onto South Pickenham Road. Continue along, pass the turning for Brecklands Green and the property will be found on the left hand side.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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SFM109757 - 0011

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