



**Taree, Brecklands Green, North Pickenham, Swaffham, PE37  
8LG**



**welcome to**

**Taree, Brecklands Green, North Pickenham Swaffham**

An extremely well proportioned detached bungalow located within the pleasant village of North Pickenham. Boasting 3 double bedrooms with en-suite to master, 4 piece bathroom, clks, garden room, spacious lounge/diner and matured gardens on a sizeable plot



## Accommodation

Single glazed timber entrance door leading into

### Main Entrance Hall

Single glazed timber window to front aspect, radiator, telephone point, double door storage cupboard, doors to lounge, bedroom 2, bedroom 3, kitchen, bathroom, separate WC and utility room. Loft access with pull down attic stairs rising to partially boarded loft space.

### Large Lounge/Diner Lounge Area

21' 9" x 18' 8" ( 6.63m x 5.69m )

Large UPVC double glazed picture window to the front aspect , radiator, telephone point.

### Dining Area

11' 3" x 10' 4" ( 3.43m x 3.15m )

UPVC double glazed window to rear, radiator.

### Kitchen

10' 10" x 11' 6" ( 3.30m x 3.51m )

Fully open to the rear garden room, fully fitted kitchen with wall and base units with work surfaces over, laminate splashbacks, integrated fridge/freezer, space for electric oven, electric cooker hood, radiator, laminate flooring, ample storage cupboards, under counter boiler, sink and drainer.

### Dining Room

12' 4" Max x 12' 3" ( 3.76m Max x 3.73m )

With fully tiled roof, UPVC double glazed to rear, UPVC double glazed door to side.

### Utility Room

6' 6" x 5' 10" ( 1.98m x 1.78m )

Obscure glass UPVC double glazed window to rear aspect, wall and base units, stainless steel sink, work surface, partly tiled, laminate flooring, plumbing for washing machine, radiator.

### Cloakroom

UPVC double glazed window to the rear aspect, low level WC, hand wash basin, radiator, partly tiled.

### Master Bedroom

15' 7" to wardrobe x 9' 10" ( 4.75m to wardrobe x 3.00m )

Two UPVC double glazed windows to front aspect, fitted wardrobes the width of the bedroom with mirrored sliding doors, TV point, radiator.

### En Suite Shower Room

Two UPVC double glazed windows to side and rear aspects, partly tiled, shower cubicle, hand wash basin with vanity, low level WC, radiator, fitted mirror with light, and a side area with ample storage for linen.

### Dressing Area

5' x 4' 5" ( 1.52m x 1.35m )

UPVC double glazed window to rear, radiator.

### Bedroom 2

13' 10" Including Wardrobe x 10' 11" ( 4.22m Including Wardrobe x 3.33m )

Two UPVC double glazed windows to front and side aspects, radiator, built-in wardrobes

### Bedroom 3

13' 9" x 9' 10" ( 4.19m x 3.00m )

UPVC double glazed window to side aspect, built-in wardrobes, radiator

### Bathroom

UPVC double glazed window to rear aspect, panel bath with mixer tap, low level WC, hand wash basin, bidet, shower cubicle, partly tiled.

### Garage

18' 3" x 12' 4" ( 5.56m x 3.76m )

Up and over door, timber single glazed windows to rear, timber door to side, lighting and power

### Outside

The front of the property has two driveways, one on either side of the property, one of which leads to a single garage, with a path leading to the front door. The beautiful front garden has mature trees, mainly laid to lawn but containing several flower beds. The rear garden is again mainly laid to lawn, with

several flower beds and is interspersed with mature trees and shrubs and boasts several seating areas, large pond with feature fountain and a further smaller pond, and outside shed and green house.

### directions to this property:

From the William H Brown office, continue to the lights and follow Mangate Street, take the first right hand turn onto No Pickenham Road. Follow the road and take a right hand turn onto Procession Lane, Take the next right hand turn onto So Pickenham Road, then the next right hand turn onto Brecklar Green, follow the road and the property will be found on the left hand side, identified by our for sale sign.



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welcome to

## Taree, Brecklands Green, North Pickenham Swaffham

- Well Proportioned Detached Bungalow
- Established Gardens, Spacious Versatile Living Accommodation
- 3 Double Bedrooms, En Suite And Dressing Room To Master, Dining Room, Oil Fired Central Heating
- Twin Driveway, Single Garage
- Edge Of Village Setting, Short Drive To Market Towns Of Swaffham, Dereham & Watton

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£400,000**



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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Property Ref:  
SFM107947 - 0005

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