





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 ensuite 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" $\dot{\text{Max}}$ x 12' 3" (3.76m $\dot{\text{Max}}$ 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 Brecklai Green, follow the road and the property will be found on the left hand side, identified by our for sale sign.





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

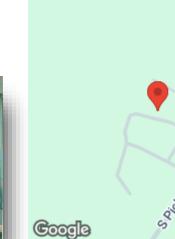






Floor Plan

toor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), opening s 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 er must rely upon it so wan inspection(s). Powered by www.focalagent.com



Garage

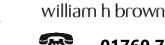
Please note the marker reflects the postcode not the actual property

Map data @2025

view this property online williamhbrown.co.uk/Property/SFM107947



Property Ref: SFM107947 - 0005 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.



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7I A



williamhbrown.co.uk

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.