



North Pickenham Road, Swaffham, PE37 7QT

welcome to

North Pickenham Road, Swaffham

>>SPACIOUS FAMILY HOME - A beautiful and well-presented 4 bedroom detached bungalow occupying a non-estate location close to Swaffham town centre, just a short walk away from amenities. Boasting modern fitted kitchen, additional utility room, conservatory, landscaped gardens & more!!



Accommodation:

UPVC part glazed entrance door opening to:

Entrance Lobby

9' 8" x 6' 3" (2.95m x 1.91m)

Carpet flooring, radiator, built-in storage cupboard, UPVC double glazed window to front aspect, internal doors opening to the lounge and kitchen. Opening to

Lounge

17' 6" x 12' 3" (5.33m x 3.73m)

Carpet flooring, radiator, television point, telephone point, UPVC double glazed French style doors opening to the rear garden, UPVC double glazed window to the front aspect.

Kitchen / Dining Room

17' 9" x 15' 7" narrowing to 14' 9" (5.41m x 4.75m narrowing to 4.50m)

A range of floor and wall mounted kitchen units with work surfaces over, built-in eye level multi functional oven - microwave, conventional oven and grill, inset butler style sink with mixer taps over, tiled splashbacks and surrounds, inset ceiling spotlights, additional kitchen island with storage, Karndeen tiled floors, radiator, space for American style fridge-freezer, space for a dining table, UPVC double glazed window to the front aspect, French doors opening to the conservatory and internal doors opening to the inner hall and utility room.

Utility Room

7' 9" x 7' 2" (2.36m x 2.18m)

A range of floor and wall mounted kitchen units with work surfaces over, inset stainless steel sink and drainer, space and plumbing for washing machine, wall mounted gas fired central heating boiler, UPVC part glazed external door opening to the rear garden.

Conservatory

15' 1" max x 10' 5" max (4.60m max x 3.17m max)

Of brick built structure with UPVC double glazed windows and French doors opening to the rear garden. Internally accompanied by tiled flooring, ceiling lights and power sockets.

Inner Hallway

Carpet flooring, radiator, built-in, storage cupboard, UPVC

double glazed window looking into the conservatory and internal doors opening to all rooms.

Bedroom 1

15' 7" max narrowing to 11' 7" min x 13' 8" (4.75m max narrowing to 3.53m min x 4.17m)

Three built-in wardrobes, radiator, carpet flooring, UPVC double glazed window to the side aspect and additional UPVC double glazed French doors opening to the rear garden.

En Suite Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage under and mixer tap, sliding corner shower cubicle with fully tiled walls behind and mains powered shower over, half height tiled walls and tiled flooring, radiator, UPVC obscure glass window to side aspect.

Bedroom 2

13' x 9' 8" narrowing to 7' 8" (3.96m x 2.95m narrowing to 2.34m)

Carpet flooring, radiator, UPVC double glazed window to side aspect.

Bedroom 3

12' 9" x 8' 8" (3.89m x 2.64m)

Carpet flooring, radiator, UPVC double glazed window to front aspect.

Bedroom 4

15' 2" narrowing to 12' 1" to wardrobe x 8' 8" (4.62m narrowing to 3.68m to wardrobe x 2.64m)

Carpet flooring, radiator, built-in wardrobes, UPVC double glazed window to the front aspect.

Family Bathroom

Suite comprising low level vanity w.c and hand wash basin with storage under, panelled bathtub with central mixer taps over and tiled splashbacks, additional walk in shower cubicle with fully tiled walls and mains powered shower over, half height tiled walls, heated towel rail, tiled floors, UPVC obscure glass window to the side aspect.

Outside

The property is approached by a brickweave driveway with additional gravel parking areas providing off road parking for multiple vehicles and lead to the double garage, a timber gate provides access to the rear garden.

The rear corner plot garden is laid mainly to paving with slate chipping boarders, established and well manicured shrubs and plants compliment the landscaping. The property is bordered by a timber fence.

Double Garage

Of brick built structure, electric up and over door, additional personal door providing access to the rear garden.

Location

Swaffham is an historic market town, located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour away. Swaffham boasts ample free parking within the town and has a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

Council Tax Band

This property is Council Tax band E.

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

directions to this property:

From the William H Brown office, continue towards the lights, pass Morrisons Daily and continue straight ahead onto Mangate Street, follow the road round and take the first right hand turn onto North Pickenham Road. The property can be found on the left hand side.



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welcome to

North Pickenham Road, Swaffham

- An extended 4 Bedroom detached bungalow
- Large lounge, kitchen/dining room & separate utility room
- Master bedroom with en suite shower room
- 3 additional good sized bedrooms
- Double garage & driveway

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E



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

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110691 - 0005

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william h brown



01760 721655



Swaffham@williamhbrown.co.uk



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



williamhbrown.co.uk