



Almada, Houghton Lane

Offers In Excess Of £325,000

A very well presented three-bedroom detached bungalow situated in the sought-after village location of North Pickenham.

This property is ideal for a family or someone looking to downsize.

As you enter there is a spacious entrance porch/boot room, this leads to a spacious living room with space for a study area plus double doors that lead to a modern fitted kitchen/dining room with a range of units at base and eye level.

Further on, there are three bedrooms, with two being double in size, plus a generous single. These rooms are serviced by a four-piece family bathroom suite, plus an additional separate cloakroom with WC & wash basin.

Outside, to the front, are two driveways, providing ample off-street parking with plenty of room for a caravan/motor home.

The main driveway leads to a garage and side access, there is a front garden with laid to lawn grass that separates the two driveways.

To the rear, is a secluded garden with laid patio, laid to lawn grass and surround flowerbeds.

Services- Oil central heating. Mains water, drainage, and electricity are connected.



Situation

North Pickenham is a Breckland village and lies approximately three miles from the Georgian market town of Swaffham. Swaffham offers a range of independent and national retailers, shops and supermarkets, including Tesco and Waitrose. The town is conveniently placed just off the A47, with King's Lynn (15 miles) and Norwich (28 miles) far away.

Directions

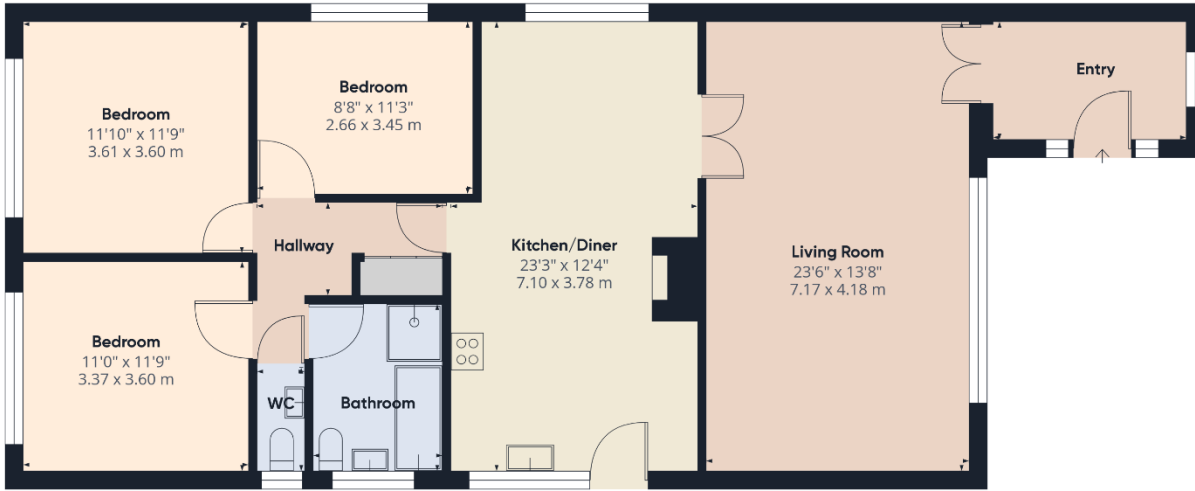
To find the property from Dereham, proceed along the A47 in direction of Swaffham. Proceed through the village of Little Fransham and Necton, and take the left hand turning onto North Pickenham Road. At the junction turn left followed by the first right turning onto Hillside. Take the left turning onto Houghton Lane where the property will be found on the right hand side.

For further information and to arrange your viewing, please contact our friendly and professional staff.

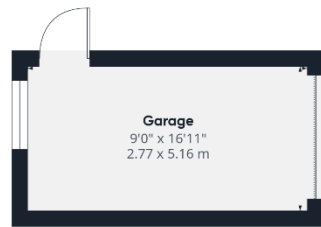
This property is being marketed by our Dereham office and the property reference is AD0319.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor Building 1



Ground Floor Building 2

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Approximate total area¹⁾
1311.68 ft²
121.86 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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