



Introducing
13 Brecklands Green
North Pickenham

SOWERBYS

Set within the Breckland countryside and enjoying uninterrupted open field views, this beautiful, newly built home boasts modern comfort with thoughtful design. The kitchen/ breakfast room is at the rear overlooking the south-facing garden. Double doors lead through to the exceptional sitting room, which could also be used as a lounge/ dining room. Specification includes such luxuries as Quartz worktops with exposed Bosch appliances to the kitchen. A ground-floor study offers the option to work from home without compromise.

Upstairs, all four bedrooms are comfortable doubles, the principal benefiting from a private en-suite. The main bathroom serves the remaining bedrooms and is finished with a calm, neutral palette.

Externally the property offers a spacious driveway with the addition of a double garage, to the rear there is a generous south-facing garden. Air source heating ensures that the home is both energy efficient and ready for the future. Whether you're looking to upsize, relocate, or settle into a more rural pace of life, The Richmond offers a move-in-ready option, in a village setting that doesn't feel remote.

NORTH PICKENHAM

Nestled amidst the tranquil Brecklands, North Pickenham embodies the essence of rural Norfolk living. This idyllic village is renowned for its serene countryside vistas and a rich historical tapestry that dates back centuries.

Originally settled in ancient times, North Pickenham flourished as a hub of agricultural activity during the medieval period. Today, it retains its picturesque charm with quaint cottages and traditional village greens, offering a peaceful retreat from the hustle and bustle of city life.

For those interested in local history, North Pickenham boasts St. Andrew's Church, a magnificent testament to medieval architecture, complete with its intricately carved stone facade and ancient stained glass windows.

For those interested in local history, North Pickenham boasts St. Andrew's Church, a magnificent testament to medieval architecture, complete with its intricately carved stone facade and ancient stained glass windows.

Residents of North Pickenham enjoy a strong sense of community, with regular village events and activities held at the historic village hall. The surrounding landscape invites

outdoor enthusiasts to explore its network of scenic walking trails and bridleways, perfect for leisurely strolls or horseback riding.

Conveniently located within easy reach of Dereham and Swaffham, North Pickenham offers a peaceful retreat with essential amenities close at hand. Local pubs such as The Crown Inn provide a welcoming atmosphere and hearty meals, while nearby markets offer fresh local produce and artisan goods.

With excellent local schools and recreational facilities, North Pickenham provides an ideal setting for families seeking a blend of rural tranquillity and community spirit. Whether exploring the nearby Thetford Forest or simply enjoying the beauty of the Brecklands, North Pickenham offers a unique opportunity to experience authentic Norfolk country living.

AGENT'S NOTE

- Please note that some internal and external images have been virtually staged and renovated, respectively, to show how the house could look once complete.
- Some images used are of a different plot, of the same house type or an alternative house type.
- The floor plan represents the property layout but is of an alternative plot within the development.
- All properties have driveway parking plus either a cart lodge, single or double garage.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

Predicted rating B. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

LOCATION

What3words: [/////truck.dishing.saved](#)

WEBSITE TAGS

new-homes

WARRANTY

6 Year Property Consultant Certificate with O A Chapman and Son.



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

