



Hillview, North Pickenham, Swaffham, PE37 8LA

Spacious four bedroom bungalow in a cul-de-sac location in the popular village of North Pickenham. This property has much to offer with two reception rooms, large double garage, en-suite, utility room, parking, gardens, solar panels for electric and water, UPVC double glazing.

Guide Price £400,000 - £425,000 Freehold





Bedroom Three 10'7" (3.23m) x 10'3" (3.12m)

UPVC double glazed window to front.

Bedroom Four 9'10" (3m) x 6'9" (2.06m)

UPVC double glazed window to rear, built-in wardrobe.

Bathroom

Suite comprising Whirlpool bath with shower over and folding shower screen, hand wash basin and WC both set within fitted cabinet, fully tiled walls, obscure glass UPVC double glazed window to side, tiles to floor.

Outside Front

Front garden laid to lawn, path to front door, shrubs and plants to beds and borders, outside light, gated access to rear garden.

Double Garage 26'9" (8.15m) Max x 18'1" (5.51m) Max

Motorised main door to front, entrance to rear providing access to rear garden, drop down stairs to fully boarded loft space ideal for storage, electric power and lights.

Utility Room

To rear of garage space and plumbing for washing machine, stainless steel sink unit, space for tumble dryer, electric power and lights.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, fish pond, fully insulated large wooden workshop with electric power and lights, further wooden garden shed, greenhouse, established shrubs, trees and plants to beds and borders, wooden fence to perimeter, outside lights, gated access to front.

Agent's Note

EPC rating C73 (Full copy available on request)

Council tax band C (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Detached Four Bedroom Bungalow
- Popular Village Location
- Two Reception Rooms
- Energy Efficiency Rating C73
- Under Floor Heating Throughout
- Large Double Garage, Gardens and Parking
- Solar Panels for Hot Water and Electricity
- UPVC Double Glazing and Oil Central Heating
- Wooden Workshop/Garden Office

Situated in the popular Norfolk village of North Pickenham, Longsons are delighted to bring to the market this detached, spacious, well presented four bedroom bungalow. The property has much to offer and includes two reception rooms, en-suite wet room, utility room, underfloor heating throughout, double garage capable of housing three vehicles, gardens, wooden workshop, parking, PV panels helping with those electricity bills and providing a modest annual income, solar panels for hot water and UPVC double glazing.

Briefly, the property offers entrance hall, lounge, dining room, kitchen, four bedrooms, en-suite wet room to bedroom one, double garage, wooden workshop, gardens, parking, oil fired central heating, underfloor heating and UPVC double glazing.

NORTH PICKENHAM

Located in the heart of Norfolk, North Pickenham is a charming village surrounded by picturesque farmlands and scenic landscapes. North Pickenham is also conveniently located near the market town of Swaffham,

offering a range of amenities, shops, and entertainment. Good road connections, including the A47, provide easy access to nearby areas and beyond.

Entrance Hall

Entrance door to front, built-in storage cupboard, further storage cupboards, UPVC double glazed entrance door opening to rear garden, light tunnel, engineered oak boards to floor.

Lounge

21'3" (6.48m) x 16'4" (4.98m)

Large six panel Bi-folding double glazed doors opening to rear garden with integrated venetian blinds, oak parquet flooring, double doors to through to dining room.

Dining Room

14'1" (4.29m) x 10'9" (3.28m)

UPVC double glazed window to front, oak parquet flooring.

Kitchen

15'8" (4.78m) x 9'7" (2.92m)

Fitted kitchen units to walls and floor, work surface over, composite one and a half bowl sink unit, mixer tap and drainer, integrated electric oven, integrated induction hob with extractor hood over, space and plumbing for

dishwasher, built-in storage cupboard housing modern hot water cylinder, space for upright fridge/freezer, tiles to floor, UPVC double glazed window to front.

Cloakroom

Hand wash basin set within fitted cabinet, WC, obscure glass UPVC double glazed window to rear.

Bedroom One

11'10" (3.61m) x 10'7" (3.23m)

Vaulted ceiling with two electric motorized double glazed Velux windows with motorized electric blinds (self closing in rain), fitted wardrobes,

UPVC double glazed French doors opening to rear garden, oak parquet flooring, door to en-suite wet room.

En-Suite Wet Room

Shower with folding shower screen, wash basin set within fitted cabinet, WC, obscure glass UPVC double glazed window to side, fully tiled walls, light tunnel.

Bedroom Two

11'7" (3.53m) x 10'6" (3.2m)

Oak parquet flooring, UPVC double glazed window to front, fitted wardrobes.

