



Introducing  
New Cottage  
South Pickenham

**SOWERBYS**

New Cottage is a charming three bedroom semi-detached property nestled within the tranquil Norfolk village of South Pickenham. Presented in immaculate condition, the cottage enjoys a picturesque aspect of the surrounding woodland and countryside. In brief the versatile accommodation comprises two double bedrooms, a further single bedroom, cosy sitting room, modern fitted kitchen/dining room, utility room, family bathroom and ground floor cloakroom.

Prospective tenants are welcomed straight into the entrance hall, which leads to the ground floor accommodation. The entrance hall is home to a cloakroom with wash basin and WC. The modern fitted kitchen features an abundance of both cupboard/worktop units and will be a joy for food preparation. The kitchen has designated space for an electric cooker, fridge freezer and washing machine. The dining area is of impressive dimensions allowing for a table of any size and will be perfect for entertainment throughout all times of the day. Accessible from the dining area is a separate utility room.

The cosy sitting room is situated to the front of the cottage and features an operational wood-burner, which will provide an ambient heat over the winter months. The sitting room boasts versatile dimensions with space for all desired contents and furnishings.

Stairs located in the entrance hall lead prospective tenants to the first floor accommodation, which is home to two double bedrooms, a further single room and family bathroom.

The principal bedroom within New Cottage is a spacious double room which, complete with fitted wardrobe, enjoys an aspect of a natural woodland beyond the private enclosed garden. The second bedroom, again an impressive double room is located to the front of the property and features an aspect of the neighbouring countryside. The third bedroom is a single room, which could alternatively be utilised as an office/study for those working from home. Complementing the bedrooms is the family bathroom featuring a shower over bath, wash basin and WC.

New Cottage is approached via a gated entrance gravel driveway providing ample parking for up to four vehicles.

New Cottage is approached via a gated entrance gravel driveway providing ample parking for up to four vehicles. The surrounding private enclosed garden is mostly laid to lawn in addition to a sizeable patio area and an array of mature shrubbery.

Fired by oil central heating the property is available end February on an initial 12 month tenancy.

#### **SOUTH PICKENHAM**

The parish is located in the heart of rural Norfolk, approximately 4.5 miles from the market town of Swaffham. The parish is adjacent to the A47, the main east-west link through Norfolk that joins Kings Lynn (20 miles to the west) and Norwich (25 miles to the east). The nearest rail station is Downham Market or Kings Lynn. There is a bus service with buses running 3 times a day. Swaffham is a thriving and historic market town situated approximately 15 miles east of King's Lynn and about 30 miles from Norwich. There is an extensive range of local amenities including shops, pubs and restaurants together with a variety of leisure and sports activities including an excellent Golf Club. The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

#### **COUNCIL TAX**

Band B.

#### **LOCATION**

What3words:-//tinned.scornful.create

#### **ENERGY EFFICIENCY RATING**

E. 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.

#### **AGENT'S NOTES**

Pet at landlords discretion.  
Oil central heating.  
Long term let.  
Unfurnished.



# SOWERBYS

Sowerbys Estate Agents Limited is a company registered  
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