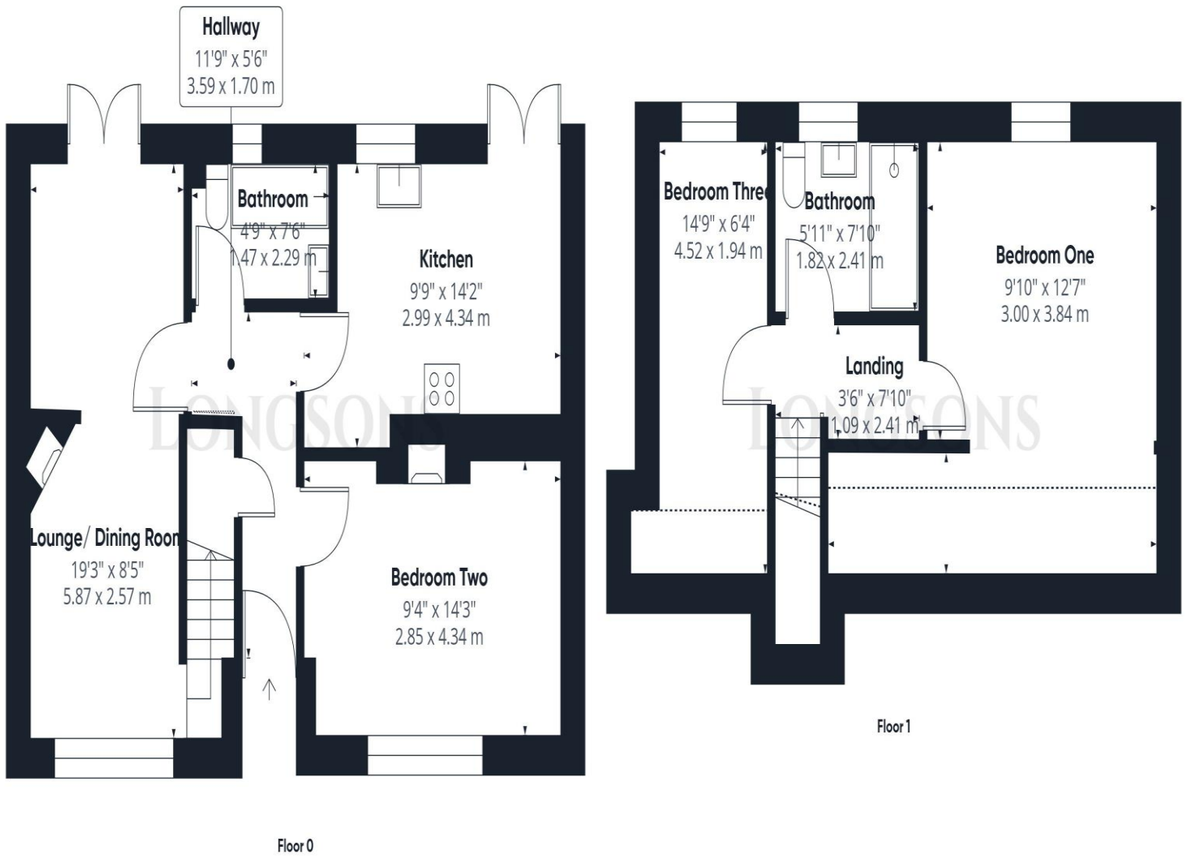

LONGSONS

12 Latimer Way, North Pickenham, Swaffham, PE37 8JY

Very well presented, semi-detached, three bedroom house within a cul-de-sac location in North Pickenham. This fantastic property offers modern kitchen with integrated appliances, bathroom to ground floor, shower room to 1st floor, parking for several vehicles, garage, gardens and UPVC double glazing

Price £1,400 pcm To Let

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
https://www.longsons.co.uk

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Situated in a cul-de-sac location in the popular village of North Pickenham, Longsons are delighted to bring to the market this very well presented semi-detached three bedroom house. The property offers modern kitchen with integrated appliances, bathroom to ground floor, shower room to first floor, garage, parking for several vehicles, gardens and UPVC double glazing.

Available December

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, bathroom, three bedrooms, shower room, garage, gardens, oil fired central 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
UPVC double glazed entrance door to front, under stairs storage cupboard, radiator.

Lounge/Dining Room
11'2" (3.4m) x 10'7" (3.23m)
Feature brickwork fireplace, UPVC double glazed French doors opening to rear garden, UPVC double glazed window to front, radiator, stairs to first floor.

Kitchen
12'10" (3.91m) x 9'0" (2.74m)
Modern fitted kitchen units to walls and floor, work surface over, enamel sink unit with mixer tap and drainer, integrated fridge and freezer, integrated electric oven, integrated ceramic hob with extractor hood over, integrated slimline dishwasher, floor mounted oil fired central heating boiler, space and plumbing for washing machine, UPVC double glazed French doors opening to rear garden.

Bedroom Two
14'4" (4.37m) x 9'5" (2.87m)
Feature brickwork fireplace with inset cast iron fire (not in use), UPVC double glazed window to front, radiator.

Stairs and Landing
Radiator.

Bedroom Three
8'7" (2.62m) x 8'5" (2.57m)
UPVC double glazed window to rear, door to eaves storage, radiator, sloped ceiling.

Bedroom One
9'10" (3m) x 12'7" (3.84m)
UPVC double glazed window to rear, radiator.

Shower Room
Large walk-in double shower cubicle with rainfall shower head and separate hand shower attachment, wash basin set within fitted cabinet, WC, towel radiator, tiled splashback, obscure glass UPVC double glazed window to rear.

Garage/Garden Office

Garage divided into two with partition wall to the front providing smaller storage area to front area. The much larger rear area has smooth plastered walls and ceilings with spotlights providing a good size garden office/studio, also with fitted desk, UPVC entrance door opening to rear garden, double glazed window to side and electric power sockets.

Outside Front
Front garden laid to block paving off-road parking and further secure gated parking to the side. The landlord has advised the shingle area can be used to access the rear of the property but not to be used as additional parking.

Garage
17'5" (5.31m) x 12'1" (3.68m)
Up and over door to front.

Rear Garden
Enclosed rear garden laid to lawn, paved patio seating area, outside light, outside tap, laurel hedge and wooden fence to perimeter, gated access to front and rear providing access to a playing field.

Agent`s Notes
EPC rating D56 (Full copy available on request)
Council tax band A (Own enquiries should be made via Breckland District Council)

All photographs are provided for guidance only.

- Semi Detached Three Bedroom House
- Cul-De-Sac Location
- Modern Kitchen with Integrated Appliances
- Parking and Gardens
- Garden Office/Studio