



Warners Meadow, North Pickenham, PE37 8LS

welcome to

Warners Meadow, North Pickenham, Swaffham

This detached bungalow is situated in an exclusive development with just 4 other bungalows, sitting on a great sized plot that offers a good degree of privacy. Presented in excellent condition, the property boasts 2 reception rooms, conservatory, en suite, double garage, well-tended gardens & more!



Accommodation:

Part glazed external entrance door opening to:

Entrance Porch

UPVC double glazed windows to the front aspect and part glazed door opening to:

Entrance Hall

Built-in airing cupboard, carpet flooring, UPVC double glazed French doors opening to the side patio garden, doors opening to all bedrooms, lounge, dining room, kitchen, cloakroom w.c and the shower room.

Cloakroom W.C

Suite comprising low level w.c, wall mounted hand wash basin with tiled splash backs, radiator, wood effect flooring, extractor fan, UPVC double glazed obscure glass window to the front aspect.

Kitchen / Breakfast Room

A comprehensive range of wall and floor mounted fitted kitchen units in wood finish with work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level double oven and gas hob with concealed extractor hood over, integrated fridge-freezer, plumbing for dishwasher, radiator, tiled flooring, inset ceiling spotlights, UPVC double glazed window to the side aspect, door opening to the utility room.

Utility Room

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, plumbing for washing machine, space for tumble dryer, wall mounted gas fired central heating boiler, space for fridge-freezer, radiator, tiled flooring, extractor fan, UPVC double glazed obscure glass window to the rear aspect, UPVC part glazed external entrance door opening to the rear aspect.

Dining Room / Bedroom 4

Radiator, carpet flooring, UPVC double glazed window to the side aspect, French style doors opening to the hallway.

Lounge

Feature fireplace with inset wood burner, brick surround and hearth, two radiators, television point, carpet flooring, UPVC double glazed window to the side aspect, glazed sliding patio style doors opening to the conservatory.

Conservatory

Of UPVC double glazed construction on a brick base with two wall mounted electric heaters, wood flooring, UPVC double glazed French doors opening to the rear garden.

Bedroom 1

Fitted storage wardrobes, drawers and bedside cabinets, radiator, carpet flooring, UPVC double glazed window to the front aspect, door opening to the en suite shower room.

En Suite Shower Room

Suite comprising vanity unit with hand wash basin and storage under, back to wall w.c and quadrant shower cubicle with inset tiling and shower unit, radiator, heated towel rail, tiled flooring, extractor fan, UPVC double glazed obscure glass window to the front aspect.

Bedroom 2

Fitted storage wardrobes and drawers, radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Bedroom 3

Radiator, carpet flooring, UPVC double glazed window to the front aspect.

Family Shower Room

Suite comprising vanity hand wash basin with storage under, low level w.c and walk-in shower cubicle with inset shower unit, part tiled walls, radiator, heated towel rail, tiled flooring, extractor fan, UPVC double glazed obscure glass window to the rear aspect.

Outside

This substantial home is approached via a gravelled driveway, which provides off-road parking, turning space and also leads to the detached double garage. The front garden is laid mainly to lawn stocked border areas, maturing ornamental trees and shrubs with a pathway leading to the main entrance door.

A side pathway leads to the rear garden. Immediately to the rear of the property, there is a delightful paved patio area, providing a pleasant seating area with stocked borders and access into the property via the French doors into the hallway. This leads onto a shingle garden area, which further leads to the lawned rear garden, which is a particular feature, with stocked borders, maturing trees and shrubs, retaining hedging and fencing. To the opposing side of the property, there is a further paved patio area, shingle area, stocked borders and pathways with an outside tap.

Double Garage

Twin up and over doors (one electrically operated), power and lighting connected.

Location

North Pickenham is a semi-rural mid-Norfolk village, situated just 4 miles from the historic market town of Swaffham. The village has a karting centre, a Church, primary school, The Blue Lion public house (temporarily closed) and a playing field. The former primary school is now running as an active community hub, providing regular meetings and events including bingo, carpet bowls, table tennis and a youth club, to name a few. Further amenities and facilities can be found in nearby Swaffham, which is a bustling town with a range of amenities including doctors and dental surgeries, primary and secondary schools, supermarkets, smaller independent shops, public library, golf club and the imposing church of Saint Peter and Saint Paul at the heart of the town, as well as the thriving Saturday market.



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welcome to

Warners Meadow, North Pickenham Swaffham

- Substantial 4 bedroom detached bungalow
- Exclusive cul-de-sac development, backing onto North Pickenham Park
- Double garage, driveway and well-tended gardens
- Lounge with wood burner and formal dining room
- Conservatory enjoying views over the gardens

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SFM111166 - 0002

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