



The Terrace, North Pickenham, Swaffham, PE37 8JP

welcome to

The Terrace, North Pickenham, Swaffham

A spacious 3 bedroom semi-detached home, located within the semi-rural village of North Pickenham. The property boasts a large lounge with wood burner, conservatory, kitchen, ground floor bathroom, en suite facilities & outside there are gardens, off-road parking a 24' workshop in the garden & more!



Accommodation

Part glazed external entrance door opening to:

Front Porch

Fitted wardrobe cupboards,

Hallway

Hard flooring with doors opening to the kitchen and the ground floor bathroom

Ground Floor Bathroom

Contemporary suite comprising low level w.c, hand wash basin with mixer tap over, 'P' shaped bath with mains connected shower over and glazed shower screen, heated towel rail, fully tiled floor and walls, UPVC double glazed window to the side aspect.

Kitchen

A comprehensive range of floor and wall mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with swan neck mixer tap over, space for a range style cooker with cooker hood over, space for a free standing fridge-freezer, space and plumbing for a washing machine, radiator, ceiling spotlights, UPVC double glazed window to the side.

Lounge

Feature fire place with inset wood burning stove with tiled hearth and brick and flint surround, wooden style flooring, television point, radiator, part glazed doors opening to the conservatory,

Conservatory

Of brick built construction with timber double glazed windows, wooden style flooring, ceiling fan light, timber double glazed doors opening to the garden.

Rear Hall

Staircase rising to the first floor landing, wooden style flooring, UPVC external entrance door opening to the side aspect.

First Floor Landing

Carpet flooring, radiator, airing cupboard, UPVC

double glazed window to the side aspect, doors opening to all bedroom.

Bedroom 1

Carpet flooring, radiator, television point, UPVC double glazed window to the front aspect

En Suite Shower Room

Suite comprising low level w.c, hand wash basin, part tiled walls, radiator.

Bedroom 2

Carpet flooring, radiator, UPVC double glazed window to the rear aspect

Bedroom 3

Built in storage cupboard, carpet flooring, radiator, UPVC double glazed window to the front aspect

Outside

The front of the property has a low maintenance block paved garden providing off-road parking and a pathway to the front entrance door.

The attractive rear garden is fully enclosed mainly laid to lawn, a decked patio seating areas allow the occupants to enjoy the sun throughout the day, some beautiful plants and flower add a touch of colour along with a timber garden shed and a BBQ area.

Outside Workshop

Of steel construction, the work shop is 24' x 12' and provides power sockets, lighting and a ground anchor

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, The Blue Lion public house and a playing field. The former primary school is now running as a 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.

Council Tax Band

This property is Council Tax band A.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

The Terrace, North Pickenham, Swaffham

- Spacious 3 bedroom semi-detached house
- Presented in very good order throughout
- Lounge with inset wood burner & conservatory
- Ground floor bathroom and en suite facilities
- Front & rear gardens

Tenure: Freehold EPC Rating: F
Council Tax Band: A

directions to this property:

Upon entering the village of Necton from the Swaffham/A47 direction, proceed along Tuns Road and onto Hale Road, taking the right hand turn onto North Pickenham Road just before reaching the village shop. Continue along and the property is location on the left hand side identified by our William H Brown For Sale Board

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110831 - 0004

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william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williamhbrown.co.uk