



Houghton Lane, North Pickenham, Swaffham, PE37 8LF

Very well presented, detached three bedroom bungalow situated in the Norfolk village of North Pickenham. This spacious property boasts three double bedrooms, good size lounge, kitchen/dining room, garage and two driveways providing ample parking.

Offers In Excess Of £325,000 Freehold





Situated in the popular Norfolk village of North Pickenham, Longsons are delighted to bring to the market this three double bedroom detached bungalow. This very well presented, spacious property boasts good size lounge, kitchen/dining room, garage and two driveways providing ample off road parking, oil central heating and UPVC double glazing.

Viewing is highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, inner hall, three double bedrooms, bathroom, separate WC, garage, two driveways, gardens, oil central heating and UPVC double glazing.

NORTH PICKENHAM

Situated approximately 3 miles from the market town of Swaffham, 20 miles from Kings Lynn and 25 miles from Norwich. The nearest rail station is Downham Market or Kings Lynn and there is a bus service with buses running 3 times a day.

Entrance Hall

Vaulted ceiling with two Velux windows, composite entrance door to front aspect with full height UPVC double glazed windows either side, UPVC double glazed window to front aspect.

Lounge

23'4" (7.11m) Max x 13'8" (4.17m) Max

UPVC double glazed window to front aspect, glazed double doors opening to kitchen/ dining room, radiator.

Kitchen/ Dining Room

23'4" (7.11m) Max x 12'8" (3.86m) Max

Kitchen units to wall and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, space and plumbing for washing machine and dishwasher, space for electric oven with extractor hood over, space for large American style fridge/freezer, space for tumble dryer, floor mounted oil fired central heating boiler, composite entrance door opening to side aspect, UPVC double glazed windows to both sides.

Inner Hall

Built in storage cupboard with sliding doors, loft access.

Bedroom One

12'0" (3.66m) Max x 11'11" (3.63m) Max

UPVC double glazed window to rear aspect, radiator.

Bedroom Two

11'11" (3.63m) Max x 11'11" (3.63m) Max

UPVC double glazed window to rear aspect, radiator.

Bedroom Three

11'4" (3.45m) Max x 8'8" (2.64m) Max

UPVC double glazed window to side aspect, radiator.

Bathroom

Modern four piece bathroom suite comprising shower cubicle with rain forest shower head and separate hand shower attachment, double ended bath with centrally mounted mixer tap, wash basin, WC, towel radiator, extractor fan,

tilled splashback, tiles to floor, obscure glass UPVC double glazed window to side aspect.

Separate WC

Wash basin set within fitted cabinet, WC, tiled splashback, obscure glass UPVC double glazed window to side aspect.

Outside

The front of the property is accessed via wooden five bar gates either side to two driveways providing ample off road parking, one side leading to the garage, front garden is laid to lawn with shrubs and plants to beds and borders, outside light, gated access to rear garden on both sides, outside light, hedge to front perimeter.

Garage

17'10" (5.44m) Max x 9'3" (2.82m) Max

Main up and over door to front aspect, window to rear aspect, door leading to the garden, electric power and light.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, shrubs and plants to beds and borders, wooden fence to perimeter, gated access on both sides to front.

Agents Note

The dog run/kennel will not be included in the sale.

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 Bungalow
- Three Double Bedrooms
- Very Well Presented Throughout
- Spacious Accommodation
- Kitchen/ Dining Room
- Garage + Two Driveways
- Modern Four Piece Bathroom Suite
- Separate WC
- Oil Fired Central Heating
- UPVC Double Glazing

