



The Cottage, Houghton Lane, North Pickenham, Swaffham, PE37 8LF

CHAIN FREE!

Very well presented semi-detached three bedroom cottage situated with open farmland views in the popular Norfolk village of North Pickenham. This fantastic property offers two reception rooms, ground floor shower room, gardens, garage, parking, gas central heating and UPVC double glazing.

Price £325,000 Freehold





Situated with open farmland views to the front in the popular Norfolk village of north Pickenham, Longsons are delighted to bring to the market this very well presented three bedroom cottage. This fantastic property offers two reception rooms, conservatory, ground floor shower room, large gardens, garage, parking, gas central heating, and UPVC double glazing.

Offered CHAIN FREE!

Viewing highly recommended.

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

Double glazed entrance door to front aspect, built-in storage cupboard, UPVC double glazed entrance door opening to side aspect, UPVC double

glazed window to side aspect, stairs to first floor, radiator.

Shower Room

Shower, wash basin, WC, fully tiled walls, extractor fan.

Lounge

14'2" (4.32m) x 10'10" (3.3m)

Feature cast iron fireplace with inset live flame gas fire, two UPVC double glazed windows to front aspect, radiator.

Dining Room

9'11" (3.02m) x 6'7" (2.01m)

Under stairs storage cupboard, UPVC double glazed window to rear aspect, radiator.

Kitchen

11'5" (3.48m) x 11'0" (3.35m)

Fitted kitchen units to wall and floor complemented by a work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, space for large Range style gas oven and hob with extractor hood over, space and plumbing for washing machine, tiled splashback, tiles to floor, UPVC double glazed window to side aspect, wall

UPVC double glazed window to rear aspect, radiator.

Bathroom

Bathroom suite comprising bath with mixer shower over, wash basin, WC, obscure glass UPVC double glazed window to side aspect, tiled splashback, tiles to floor, radiator, extractor fan.

Garage

Concrete panel garage with main up and over door to front aspect, entrance door to side, UPVC double glazed window to front and side aspects, work bench to front of garage, electric light and power.

Outside Front

Front garden laid to low maintenance shingle, selection of shrubs and plants, driveway to side providing off road parking, outside lights, access to garage and rear garden.

Rear Garden

Large rear garden mainly laid to lawn, established shrubs, plants and fruit trees to beds and borders, an additional separate garden area to rear with a further selection of shrubs and plants to beds and borders, wooden garden shed, hedge and wooden fence to perimeter.

Agents Note

EPC rating C69 (Full copy available on request)

Council tax band B (Own enquiries should be made via Breckland District Council)

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.

- Semi-Detached Cottage
- Three Bedrooms
- Farmland Views
- Ground Floor Shower Room
- Two Reception Rooms
- Conservatory
- Further Family Bathroom
- Garage and Large Garden
- Gas Central Heating
- Available Immediately

