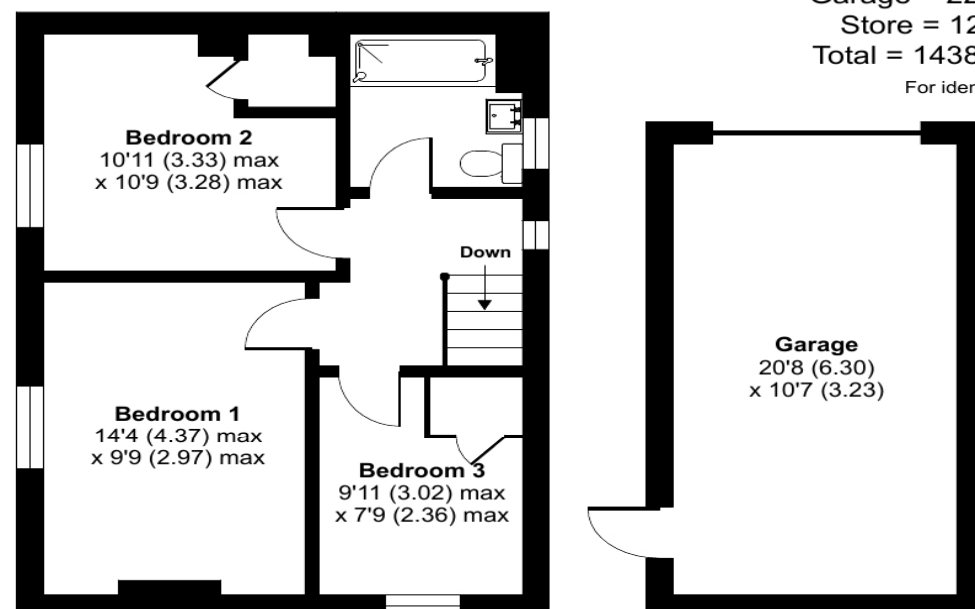


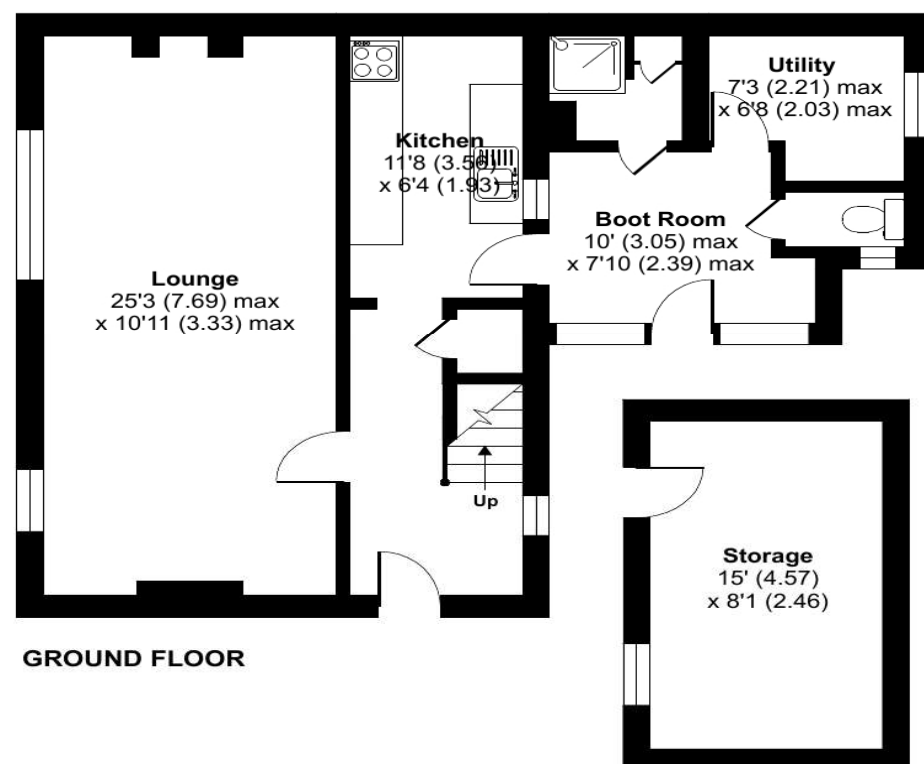


Latimer Way, North Pickenham, Swaffham, PE37

Approximate Area = 1098 sq ft / 102 sq m
Garage = 220 sq ft / 20.4 sq m
Store = 120 sq ft / 11.1 sq m
Total = 1438 sq ft / 133.5 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Latimer Way, North Pickenham, Swaffham, PE37 8JY

Spacious, well presented semi-detached three bedroom house situated in the popular Norfolk village of North Pickenham.

The property offers log burning stove, ground floor shower room, family bathroom, garage, plenty of parking, gardens, oil fired central heating and UPVC double glazing.

Offers in Excess of £260,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1115667





Situated in the popular Norfolk village of North Pickenham, Longsons are delighted to bring to the market this well presented, spacious, detached, semi-detached three bedroom house. The property offers log burning stove, ground floor shower room and first floor bathroom, garage, ample parking, gardens and oil fired central heating.

Swaffham
Swaffham, situated in the heart of Norfolk, is a sought after market town that boasts a wide range of independent shops, traditional pubs, and delightful restaurants and cafes. This vibrant town is well served, offering amenities like a Waitrose, Tesco and other supermarkets, a fantastic Saturday market, three doctors' surgeries, abundant free parking, as well three primary schools and a secondary school. With its proximity to the A47, you can reach Kings Lynn in approximately 15 miles and the bustling city of Norwich in around 30 miles. Additionally, excellent bus services connect to nearby villages and surrounding towns and cities. Being in the heart of Norfolk, Swaffham is in the perfect location for the North Norfolk Coast, Thetford Forestry Commission, and close to train links to Cambridge and London. Dereham 12 miles, Watton 10 miles, Norwich 34 miles.

Entrance Hall

UPVC double glazed entrance door to front aspect, stairs to first floor, understairs storage cupboard, UPVC double glazed window to rear aspect, radiator.

Lounge/Dining Room 25'3" (7.7m) x 10'11" (3.33m)

Feature fireplace with inset log burning stove, two UPVC double glazed windows to front aspect, radiator.

Kitchen 11'8" (3.56m) x 6'4" (1.93m)

Kitchen units to walls and floor complemented by a work surface over, stainless steel sink unit, mixer tap and drainer, space for electric oven and hob, space for tall upright fridge/freezer.

Utility Room 7'3" (2.21m) x 6'8" (2.03m)

Space and plumbing for dishwasher, space and plumbing for washing machine, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear and side aspects, tiles to floor, radiator.

Boot Room 10'0" (3.05m) x 7'10" (2.39m) Max

Space for tumble dryer, floor mounted oil fired central heating boiler, obscure glass UPVC double glazed window to rear aspect, tiles to floor.

Ground Floor Shower Room

Fully tiled shower cubicle, radiator, extractor fan.

Cloakroom

WC, obscure glass UPVC double glazed window to side aspect.

Stairs and Landing

UPVC double glazed window to rear aspect, loft access, radiator.

Bedroom One 14'4" (4.37m) x 9'9" (2.97m)

UPVC double glazed window to front aspect, radiator.

Bedroom Two 10'11" (3.33m) x 10'9" (3.28m)

Built-in wardrobe, UPVC double glazed window to front aspect, radiator.

Bedroom Three 9'11" (3.02m) x 7'9" (2.36m)

UPVC double glazed window to side aspect, built-in cupboard, radiator.

Bathroom

Bathroom suite comprising bath with rainfall shower head over and separate hand shower attachment with shower screen, wash basin and WC both set within fitted cabinet, towel radiator, obscure glass UPVC double glazed window to rear aspect.

Outside Front

Front garden laid to lawn accessed via wooden five bar gates, driveway providing off road parking for several vehicles, shrubs and plants to borders, gated access to further garden area to side of property laid to patio paving slabs.

Garage

Corrugated garage, double doors to front aspect, entrance door opening to rear garden, electric power and light.

Rear Garden

Low maintenance rear garden, wooden shed/workshop with electric power and light, large double gates opening to further parking area at rear of property, outside lights, outside tap, wooden fence to perimeter.

Agent's Notes

EPC rating TBC (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 House
- Three Bedrooms
- Ground Floor Shower Room and Separate Cloakroom
- Garage, Gardens and Parking
- Oil Fired Central Heating
- UPVC Double Glazing

