



Lizann Hillside, North Pickenham, Swaffham, PE37 8JZ

welcome to

Lizann Hillside, North Pickenham, Swaffham

NO ONWARD CHAIN>> A beautiful 3 bedroom detached bungalow, front facing lounge with feature fireplace, modern fitted kitchen/dining room with inset wood burning stove, separate utility room, front and rear landscaped gardens, driveway off road parking, garage & much more!



Accommodation:

UPVC Part glazed entrance door opening to:

Entrance Porch

Carpet flooring, part glazed internal door opening to:

Hallway

Carpet flooring, internal doors opening to all rooms.

Lounge

Carpet flooring, radiator, television & telephone point, inset feature fireplace with stone surround, UPVC double glazed window to the front aspect, internal door opening to:

Kitchen/Dining Room**Kitchen Area**

A range of floor and wall mounted kitchen units with work surfaces and upstands over, inset sink with mixer tap over, inset electric hob, built in eye level electric oven with built in microwave, wood effect flooring, UPVC double glazed window to the rear aspect, UPVC part glazed personal door opening to the utility room.

Dining Area

Carpet flooring, built in storage cupboards, inset wood burning stove with marble effect hearth and wood surround, UPVC double glazed window to the side aspect.

Utility Room

Floor mounted kitchen units with work surfaces over, UPVC double glazed windows to rear and side aspects, UPVC double glazed external door opening to the front aspect.

Bedroom 1

Carpet flooring, radiator, built-in wardrobes, UPVC double glazed window to the front aspect.

Bedroom 2

Carpet flooring, built-in sliding door wardrobes, radiator, UPVC double glazed window to the side aspect.

Bedroom 3

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

Family Bathroom

Suite comprising pedestal hand wash basin with mixer taps over, pannelled bathtub, fully tiled walls, tiled flooring, UPVC double glazed obscure glass window to the rear aspect.

Separate Cloakroom W.C.

Low level w.c., UPVC double glazed obscure glass window to the rear aspect.

Outside

The property is approached by a paved pathway leading to the front entrance door and giving access to the rear garden gate. Accompanied by a landscaped front garden laid mainly to lawn with established and well manicured plants and shrubs. A driveway sits to the side of the front garden and allows access to the garage.

The rear garden is laid mainly to lawn, with a paved patio seating area to one side, established plants and shrubs border the property with a retained timber fence.

Garage

Of brick built construction with pebble dash render, up and over door, to the rear there is a timber personal door allowing access to the rear garden.

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 C.

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



view this property online williamhbrown.co.uk/Property/SFM111107



welcome to

Lizann Hillside, North Pickenham Swaffham

- NO ONWARD CHAIN
- 3 Bedroom detached bungalow
- Presented in excellent condition throughout
- Modern fitted kitchen/dining room with inset wood burner and separate utility room
- Front facing lounge with feature fireplace

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

£350,000



directions to this property:

Upon Entering North Pickenham, continue on Procession Lane onto The Street, continue to Hillside, the property can be found on the right hand side identified by our William H Brown 'For Sale' sign.



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/SFM111107



Property Ref:
SFM111107 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01760 721655



Swaffham@williambrown.co.uk



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



williambrown.co.uk