



**Richmond House, Houghton Lane, North Pickenham,
Swaffham, PE37 8LF**

welcome to

Richmond House, Houghton Lane, North Pickenham, Swaffham

Immaculately presented detached 4/5 bedroom home occupying wonderful non estate central village setting.

With two ground floor reception rooms, kitchen diner and utility the property is set in well stocked low maintenance corner gardens with viewing essential to appreciate, contact us now.....



Accommodation:

UPVC part glazed external door opening to:

Entrance Hall

Wood flooring, stairs rising to first floor, internal doors opening to lounge, kitchen, dining room and ground floor w.c.

Lounge

Wood flooring, inset wood burning stove with stone hearth, television and telephone points, UPVC double glazed window to the front aspect, UPVC double glazed French style doors opening to the rear garden.

Dining Room

Wood flooring, UPVC double glazed window to the front aspect, internal double doors opening to:

Kitchen

A range of floor and wall mounted kitchen units with work surfaces over, inset sink and drainer with mixer taps over, inset gas fired hob with cooker hood over, built in eye-level double electric oven, tiled splashbacks, integral dishwasher, UPVC double glazed window to the rear aspect, internal door opening to:

Utility Room

A range of floor and wall mounted kitchen units with work surfaces over, inset sink and drainer with mixer taps over, tiled splashbacks, space and plumbing for washing machine, space for free standing fridge/freezer, tiled flooring, UPVC double glazed window to the rear aspect, UPVC part glazed external door opening to the rear garden.

Former Garage/ Work Area

Access to the integral garage.

Ground Floor W.C.

Suite comprising low level w.c., wall mounted hand wash basin with taps over, half height tiled walls, tiled flooring, UPVC obscure glass window to the rear aspect.

First Floor Landing

Carpet flooring, loft access, internal doors opening to the bedrooms and family bathroom.

Bedroom 1

Wood flooring, built in wardrobes, UPVC double glazed window to the front aspect, internal door opening to:

Ensuite Bathroom

Suite comprising low level w.c., pedestal hand wash basin with mixer taps over, panelled bathtub with mixer taps and additional hand held shower attachment, tiled splashbacks, heated towel rail, wood effect flooring, UPVC double glazed obscure glass window to the front aspect.

Bedroom 2

Wood flooring, UPVC double glazed window to the rear aspect, opening to:

Dressing Area

Wood flooring, UPVC double glazed window to the rear aspect, internal door opening to:

Ensuite Shower Room

Suite comprising low level w.c., pedestal hand wash basin, sliding door walk in shower cubicle, tiled flooring, fully tiled walls, heated towel rail, double glazed window.

Bedroom 3

Wood flooring, built in wardrobes, UPVC double glazed windows to the front and side aspects.

Bedroom 4

Wood flooring, built in wardrobes, built in airing cupboard, UPVC double glazed windows to the rear and side aspects.

Family Shower Room

Suite comprising low level w.c., walk in sliding door shower cubicle with mains powered shower over, fully tiled walls, wood effect flooring, inset roof

window.

Outside

The property is approached by a gravel driveway allowed access to the front door and garage, with a brick and flint wall to the front. A timber gate allowed access to the rear garden.

The rear garden is laid mainly to lawn, with a patio seating area and timber built storage shed. With further patio seating areas bordered by established and well manicured shrubs and plants.

Garage

Integral garage, electric roller shutter door, internally there is a personal door opening to the reception room, currently used for storage.

Location

North Pickenham, located in the Wissey Valley, is a rural mid-Norfolk village situated less than 4 miles from the historic market town of Swaffham. The village has a karting centre, a church, dog walking field and a playing field. The former primary school is now an award-winning community hub, providing regular meetings and events including café, bar, bingo, carpet bowls, table tennis and quizzes, 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 D.

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/SFM111205



welcome to

Richmond House, Houghton Lane, North Pickenham, Swaffham

- Beautifully presented 4 bedroom detached house
- Dual aspect lounge
- Modern fitted kitchen with seperate utility room
- Master bedroom with ensuite bathroom room
- Second bedroom with ensuite shower room and adjoining dressing room

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£500,000



directions to this property:

Leave Swaffham via North Pickenham Road and continue along for a few miles, taking the first turning for the village, signposted 'North Pickenham'. Proceed along through the village along 'The Street' and the property will be found on the right hand side, on the corner of Houghton Lane.



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/SFM111205



Property Ref:
SFM111205 - 0003

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