



THE STORY OF

3 The Grange

North Pickenham, Norfolk

SOWERBYS

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North Pickenham, Norfolk,
PE37 8JW

Corner Position within an Exclusive Cul-De-Sac

Impressively Proportioned Detached Home

Three Reception Rooms

Delightful Triple Aspect Sitting Room

Fitted Kitchen with Integral Appliances

Four Spacious Double Bedrooms

Re-Fitted En-Suite and Family Bathroom

Enclosed South Westerly Facing Rear Garden

Driveway and Double Garage

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“...sitting room features and eye-catching fireplace...”

An exceptional family home which is well-presented both inside and out to provide a truly stunning living experience, offering ample space for modern family living requirements. The property is positioned in the corner of a highly exclusive cul-de-sac containing just six properties all of which are a similar stature.

The property is entered via an impressive hall with stairs leading to the semi-galleried first floor landing. On your right you'll find a generously sized triple-aspect sitting room which features an eye-catching fireplace and access to the rear garden. It is the perfect space to come together and relax after a busy day.

A delightful, fitted kitchen features a host of appliances and leads into the adjoining dining room. For those that love to host, there's ample space, ideal for family gatherings.

Completing the ground floor is a convenient utility room, a well-appointed WC, study/bedroom and ample storage which can be utilised throughout.

Upstairs, you'll discover four spacious bedrooms, all adorned with lavish floor coverings. The principal suite has a luxurious en-suite shower room, whilst the others are well-served by the family shower room. This layout caters perfectly to the needs of a growing family.





Outside, the driveway provides parking for several cars and leads to the double garage.

To the rear is a lovely private garden, with little nooks to capture the sun no matter the time of day. A good-sized lawn is complimented by borders containing mature shrubs and small trees.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS

North Pickenham

IN NORFOLK
IS THE PLACE TO CALL HOME



The parish is located in the heart of rural Norfolk, approximately 3 miles from the market town of Swaffham. The parish is adjacent to the A47, the main east-west link through Norfolk that joins Kings Lynn (20 miles to the west) and Norwich (25 miles to the east). The nearest rail station is Downham Market or Kings Lynn. There is a bus service with buses running 3 times a day. Swaffham is a thriving and historic market town situated

approximately 15 miles east of King's Lynn and about 30 miles from Norwich. There is an extensive range of local amenities including shops, pubs and restaurants together with a variety of leisure and sports activities including an excellent Golf Club. The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.



Note from Sowerbys



“This impressive family home is well presented both inside and out and offers a stunning living experience.”

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SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0360-2711-3310-2397-2045

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///crumbles.intrigues.rock

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