



Introducing  
The Street, South Pickenham

**SOWERBYS**

A charming three bedroom mid -terrace property nestled within the centre of the Norfolk village of South Pickenham. The cottage has been decorated throughout and offers versatile accommodation with multiple reception rooms, kitchen, three bedrooms and a bathroom.

Prospective tenants are welcomed straight into the entrance hall, which leads to the ground floor accommodation

The cosy sitting room is situated to the front of the cottage and features an operational open fireplace, which will provide an ambient heat over the winter months. The sitting room boasts versatile dimensions with space for all desired contents and furnishings. The kitchen features ample cupboards and work surface space ideal for food preparation and allows space for an electric cooker, fridge freezer and washing machine. The dining room features a focal fireplace and will easily accommodate a dining table and chairs.

Stairs located in the entrance hall lead prospective tenants to the first floor accommodation, which is home to two double bedrooms, a further single room and the family bathroom.

The principal bedroom is a double room, located to the front of the property. The second bedroom, again is a double room and located to the rear of the property with views of the garden. The third bedroom is a single room, which could alternatively be utilised as an office/study for those working from home. Complementing the bedrooms is the family bathroom featuring a shower over bath, wash basin and WC.

The property has a front garden laid to lawn, enclosed by picket fencing. To the rear, a private, enclosed garden is predominantly laid to lawn and features a courtyard-style patio area positioned in front of a brick-built outbuilding, perfect for outdoor seating and entertaining. A generous flower border runs alongside the garden pathway leading to the off-road parking area. The brick outbuilding is ideal for storage gardening equipment and has power and lighting.

Fired by oil central heating the property is available now on an initial 12 month tenancy.

#### **SOUTH PICKENHAM**

The parish is located in the heart of rural Norfolk, approximately 4.5 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'.

#### **AGENTS NOTE**

Pet at landlords discretion.

Oil central heating.

Long term let.

Unfurnished.

#### **COUNCIL TAX**

Band B.

#### **ENERGY EFFICIENCY RATING**

E. The reference number or full certificate can be obtained from Sowerbys upon request. 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.

#### **LOCATION**

What3Words: ///union.headlight.smuggled



# SOWERBYS

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