



9 The Street, North Pickenham

Minors & Brady



9 The Street

North Pickenham, Swaffham

Village charm, a cosy log burner and a stunning kitchen/dining room combine to create a home perfectly suited to modern country living. Nestled within the sought-after village of North Pickenham, this attractive end-of-terrace property offers well-balanced accommodation and a wonderfully welcoming atmosphere throughout. The spacious kitchen/dining room forms the heart of the home, enjoying an abundance of natural light and direct access to the garden. Two generous double bedrooms are complemented by a large family bathroom, while the sitting room provides a warm and characterful retreat centred around a log-burning stove. Further benefits include recently installed double glazing, enhancing comfort and efficiency throughout. Outside, a private garden, workshop and off-road parking for two vehicles complete this charming village home.

- Charming end-of-terrace home in the sought-after village of North Pickenham
- Impressive kitchen/dining room forming the heart of the home
- Cosy sitting room featuring a characterful log-burning stove
- Two generous double bedrooms with excellent natural light
- Spacious family bathroom with well-proportioned layout
- Recently installed double glazing throughout
- Private rear garden with lawn and decked entertaining area
- Useful workshop ideal for storage, hobbies or DIY projects
- Driveway parking for two vehicles
- Peaceful village setting with easy access to Swaffham and the A47





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The Location

Situated within the peaceful rural village of North Pickenham, this location offers an enviable balance of countryside tranquillity and everyday convenience. Surrounded by attractive Norfolk farmland and open countryside, the village enjoys a distinctly rural feel while remaining well connected to nearby towns and amenities.

North Pickenham has a welcoming community atmosphere and benefits from local recreational facilities, including a village playing field and outdoor spaces that contribute to the area's friendly and relaxed character. The surrounding countryside provides an abundance of opportunities for walking, cycling and enjoying the natural beauty of rural Norfolk, making it particularly appealing to those seeking a quieter pace of life.

For a wider range of amenities, the thriving market town of Swaffham is just a short drive away. The town offers an extensive selection of shops, supermarkets, cafés, restaurants, healthcare facilities and schooling, catering for day-to-day needs with ease. Swaffham also retains a strong sense of character, with its historic market square and regular community events contributing to its appeal.

The location is particularly convenient for commuters and those wishing to explore the wider county. Easy access to the A47 provides straightforward connections to Norwich, King's Lynn and beyond, while the surrounding network of villages and market towns offers a wealth of independent businesses, countryside attractions and leisure opportunities.



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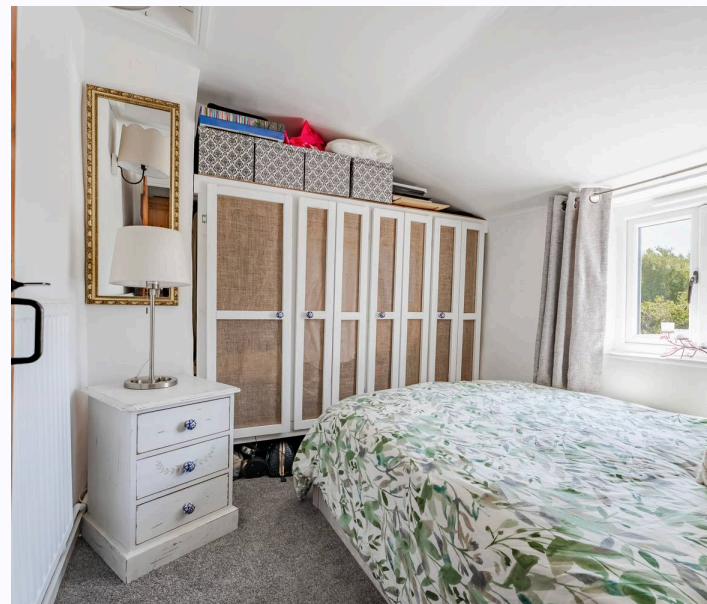
North Pickenham, Swaffham

The Street, North Pickenham

Positioned within the charming and highly regarded Norfolk village of North Pickenham, this delightful end-of-terrace home offers a wonderful combination of character, comfort and practicality. Beautifully maintained and thoughtfully arranged, the property is ideally suited to first-time buyers, downsizers or those seeking a peaceful village lifestyle whilst remaining within easy reach of nearby amenities and transport links.

Stepping inside, the welcoming sitting room creates an immediate sense of warmth and character. Centred around a feature log-burning stove, this inviting space provides the perfect retreat during the colder months, offering a cosy atmosphere for relaxing evenings and quiet weekends at home.

To the rear, the property opens into an impressive kitchen and dining room that forms the true heart of the home. Generous in scale and flooded with natural light, this superb space provides plenty of room for cooking, dining and entertaining. Enjoying attractive views across the garden and easy access outside, the room offers a wonderful connection between the indoor and outdoor living spaces. Whether hosting family gatherings, enjoying casual meals or simply relaxing with a morning coffee, this versatile room is perfectly designed for modern living.



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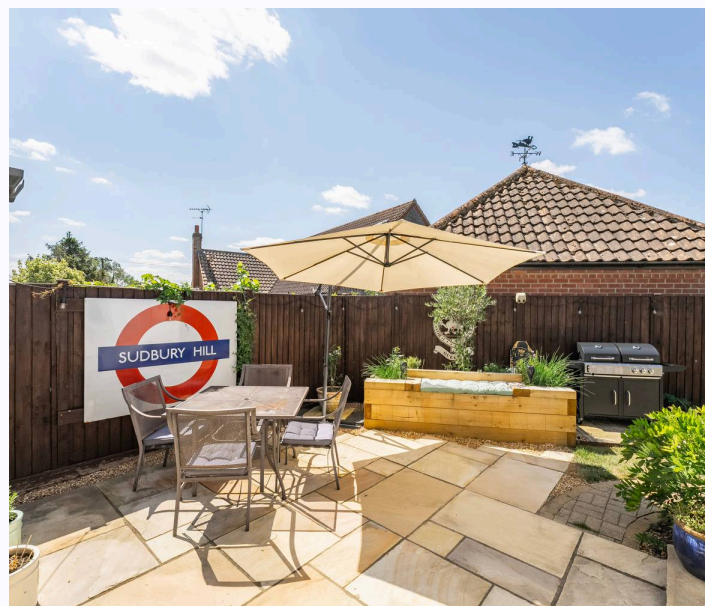
The first floor continues to impress with two well-proportioned double bedrooms, both providing comfortable and peaceful accommodation. The bedrooms are served by a spacious family bathroom, offering practical facilities and excellent proportions rarely found in homes of this style.

Outside, the property enjoys a private and attractive rear garden designed to maximise enjoyment throughout the seasons. A charming decked seating area provides the ideal setting for al fresco dining, summer entertaining or simply unwinding after a busy day. Beyond, a lawned garden with mature planting introduces colour and greenery to the space, creating an attractive and established setting.

Further enhancing the property's appeal is a useful workshop, offering excellent storage potential or space for hobbies and DIY projects. To the front, a shingled driveway provides off-road parking for two vehicles, adding valuable practicality to everyday life.

Agents Note

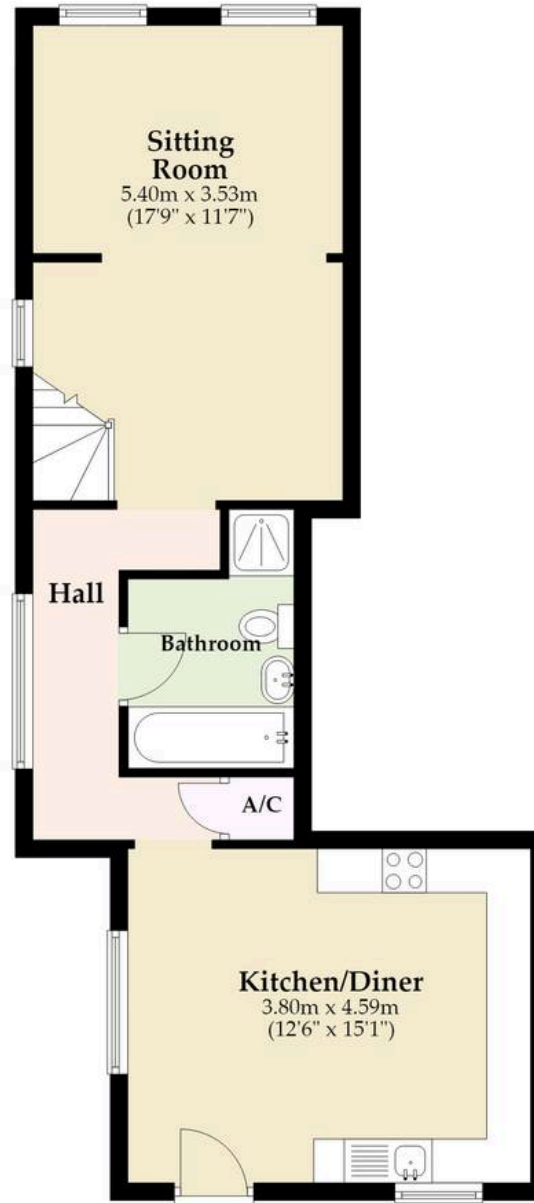
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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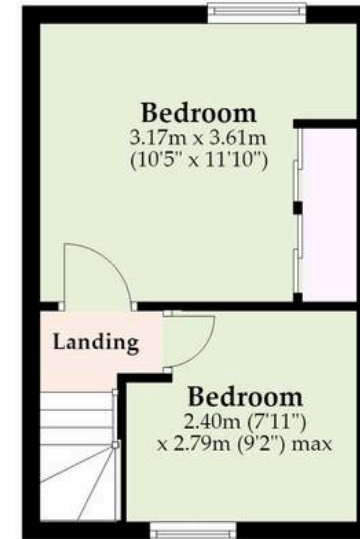
Ground Floor

Approx. 59.8 sq. metres (644.1 sq. feet)



First Floor

Approx. 20.5 sq. metres (220.7 sq. feet)



Outbuilding

Approx. 9.4 sq. metres (101.2 sq. feet)



Total area: approx. 89.7 sq. metres (966.0 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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