

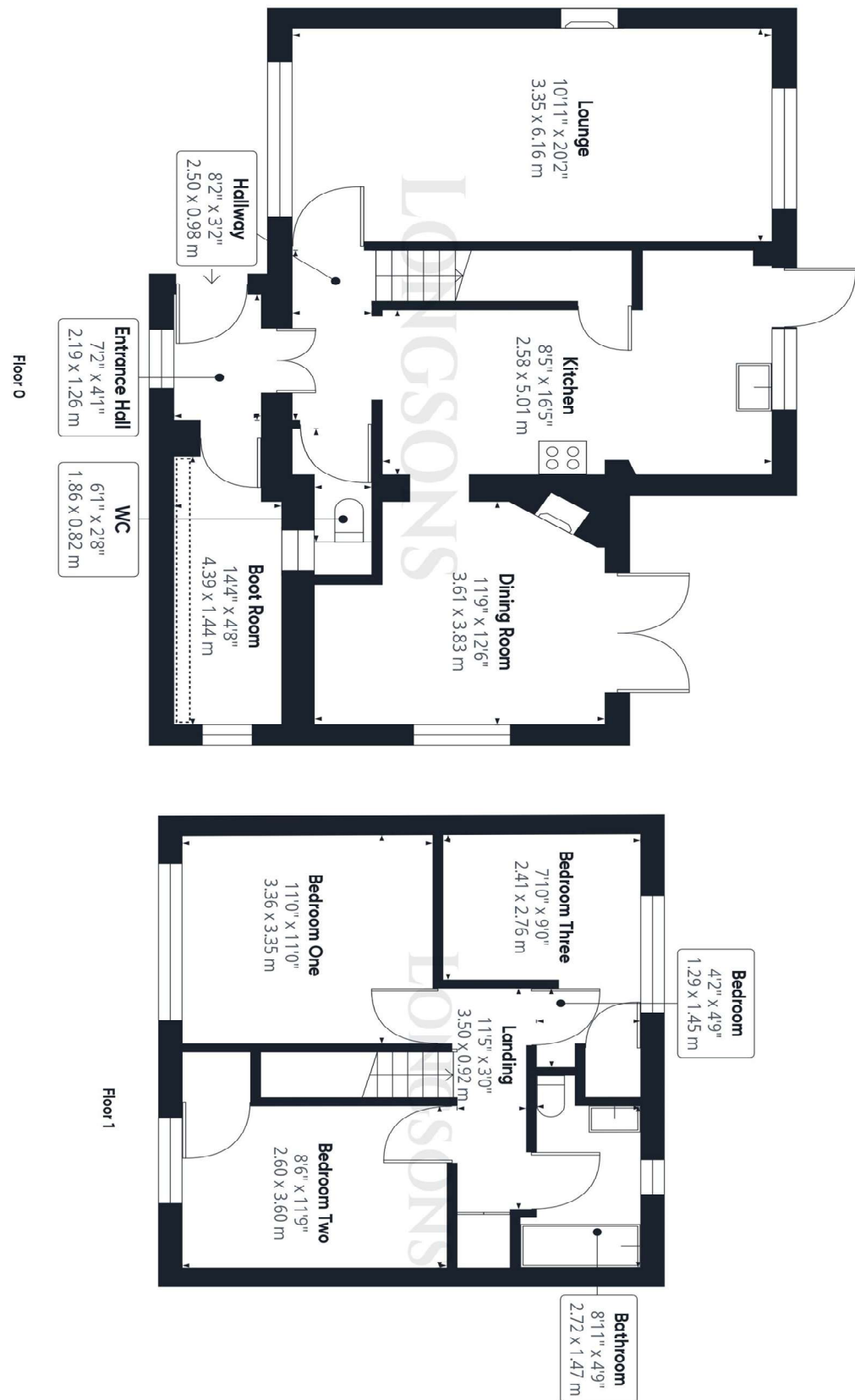


LONGSONS

All Saints Way, Beachamwell, Swaffham, PE37 8BT

Spacious, very well presented, detached three bedroom house situated in the popular village of Beachamwell. This fantastic property has much to offer and includes good size gardens, garage, parking, two reception rooms, and majority UPVC double glazing. Viewing highly recommended.

Offers in Excess of £340,000 Freehold





Bedroom Two
8'6" (2.59m) x 11'6" (3.51m)
 Fitted shelving, UPVC double glazed window to front aspect, radiator.

Bedroom Three
7'10" (2.39m) x 9'0" (2.74m)
 UPVC double glazed window to rear aspect, built in cupboard, radiator.

Bathroom
 Bathroom suite comprising bath with shower over and shower screen, wash basin set within fitted cabinet, WC, obscure glass UPVC double glazed window to rear aspect, radiator.

Garage
 Main up and over door to front aspect, UPVC double glazed door and window to side aspect, electric light and power.

Outside Front
 Low maintenance front garden laid to shingle, driveway providing off road parking laid to block paving, outside light, gated access to rear garden.

Rear Garden
 Good size enclosed rear garden laid to lawn, wooden shed/workshop, paved patio seating areas, external electric power socket, external lights, outside tap, wooden fence to perimeter, gated access to front.

Agents Note
 EPC rating E51 (Full copy available on request)
 Council tax band C (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Superb Detached House
- Three Bedrooms
- Two Reception Rooms
- Very Well Presented Throughout
- Modern Kitchen & Bathroom
- Garage + Parking
- Good Size Garden
- Oil Central Heating
- Majority UPVC Double Glazing

Situated in the popular village of Beachamwell, Longsons are delighted to bring to the market this very well presented, spacious three bedroom detached house. This superb property has much to offer including good size garden, garage, parking, two reception rooms, modern kitchen and bathroom, majority UPVC double glazing.

Viewing is highly recommended.

Briefly, the property offers entrance hall, boot room, kitchen, lounge, dining room, cloakroom, three bedrooms, bathroom, garage, gardens, parking, oil fired central heating and majority UPVC double glazing.

Beachamwell is a charming and highly desirable rural village with a playing field, community hall, and picturesque countryside walks in close proximity. The market town of Swaffham, offers a wealth of attractions and amenities. Additionally, Downham Market, also a market town, offering good amenities, boasts a mainline train station providing convenient access to London. Swaffham approx. 4.2 miles, Downham

Market approx. 10.5 miles, King's Lynn approx. 16 miles.

Entrance Hall
 UPVC double glazed entrance door to front aspect, double glazed window to front aspect.

Boot Room
14'4" (4.37m) x 4'8" (1.42m)
 UPVC double glazed bulls eye window to side aspect, two double glazed Velux style roof windows.

Kitchen
8'5" (2.57m) x 16'5" (5m)
 Fitted kitchen units to wall and floor, oak work surface over, ceramic one and half bowl sink unit with mixer tap and drainer, space for large five ring range style oven and hob with extractor hood over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, understairs storage cupboard, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear aspect, tiled splashback, radiator.

Lounge
10'11" (3.33m) x 20'2" (6.15m)
 Feature fireplace with inset log burning stove, UPVC double glazed windows to front and rear aspects, two radiators.

Dining Room
11'9" (3.58m) x 12'6" (3.81m)
 UPVC double glazed French doors opening to rear garden, feature fireplace with inset log burning stove, UPVC double glazed window to side aspect, radiator, tiles to floor.

Cloakroom
 Wash basin, WC, towel radiator, obscure glass window to front aspect, extractor fan.

Stairs and Landing
 Built in cupboard housing hot water cylinder, loft access.

Bedroom One
11'0" (3.35m) x 11'0" (3.35m)
 Built in wardrobes, fitted cupboard, UPVC double glazed window to front aspect, radiator.

