



All Saints Way, Beachamwell, Swaffham, PE37 8BU

welcome to

All Saints Way, Beachamwell, Swaffham

>> **APPROX 1/3 OF AN ACRE!** (STMS) Occupying a delightful corner plot position within a peaceful cul-de-sac in the sought-after village of Beachamwell is this deceptively spacious 3/4 bedroom property. Offering extensive accommodation amongst truly outstanding gardens with 2 driveways and much more!

Accommodation:

UPVC part glazed external entrance door opening to:

Entrance Porch

Tiled flooring, dual aspect UPVC double glazed windows to the front and side, UPVC double glazed full-height internal window and UPVC double glazed door opening to:

Inner Hallway

10' 2" x 9' 1" (3.10m x 2.77m)

Open-riser turned staircase rising to the first floor landing, radiator, wood flooring, door opening to the kitchen, further door opening to:

Lounge

17' x 13' 2" (5.18m x 4.01m)

Feature recently installed wood burner, radiator, wood flooring, television point, UPVC double glazed over-sized windows overlooking the rear garden, UPVC double glazed external entrance door opening to the rear garden, part glazed door opening to:

Garden Room

27' 7" x 10' 2" (8.41m x 3.10m)

This fantastic space was added to the property in 2017 and boasts both air conditioning and electric warm-air heating, with wood flooring, inset spotlighting, dual aspect UPVC double glazed windows to the rear and side, UPVC double glazed external entrance door opening to the rear garden.

Kitchen / Breakfast Room

15' 6" x 11' 7" (4.72m x 3.53m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset double bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level double oven, fitted hob with cooker hood over, plumbing for dishwasher, plumbing for washing machine, vertical radiator, tiled flooring, inset spotlighting, dual aspect UPVC double glazed windows to the front and side, door opening to the inner hallway, further door opening to:

Dining Room

13' 3" x 10' 8" max narrowing to 8' 9" min (4.04m x 3.25m max narrowing to 2.67m min)

Radiator, carpet flooring, UPVC double glazed French doors opening to the rear garden.

Side Entrance Hall

Radiator, doors opening to the kitchen and utility room, further door opening to:

Utility Room

8' x 8' 1" (2.44m x 2.46m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, space for American style fridge-freezer, LVT flooring, UPVC double glazed external entrance door opening to the rear garden, part glazed door opening to:

Hobby Room/ Former Garage

18' 2" x 8' 8" (5.54m x 2.64m)

Vertical radiator, LVT flooring, dual aspect UPVC double glazed windows to the front and rear, UPVC double glazed external entrance door opening to the rear garden.

It would be possible to utilise this room and the adjoining utility room as a small annexe area, subject to any relevant permissions or consents.





Ground Floor W.C

Suite comprising low level w.c and hand wash basin, radiator, pamment tiled flooring, UPVC double glazed obscure glass window to the front aspect.

First Floor Landing

Wood flooring, UPVC double glazed Velux style window, doors opening to all bedrooms and the family bathroom.

Bedroom 1

13' 8" x 11' 1" (4.17m x 3.38m)

(Sloping ceilings) Radiator, carpet flooring, UPVC double glazed Dormer window overlooking the rear aspect.

Bedroom 2

11' 9" x 10' 8" (3.58m x 3.25m)

(Sloping ceilings) Door to eaves storage area, fitted storage wardrobe with sliding doors, radiator, carpet flooring, UPVC double glazed Dormer window overlooking the rear aspect.

Bedroom 3

9' 3" x 7' 11" narrowing to 5' 11" min (2.82m x 2.41m narrowing to 1.80m min)

(Sloping ceilings) Built-in storage cupboard, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Family Bathroom

(Sloping ceilings) Suite comprising low level w.c, vanity hand wash basin with storage under and panelled bath with shower attachment over, part tiled walls, decorative laminate flooring, UPVC double glazed obscure glass window overlooking the front aspect.

Outside

This wonderful property sits on a generous plot of approximately 0.3 acres (STMS).

The property is approached from the road via a driveway that provides off-road parking for several vehicles. There is a beautifully tended front and side garden, which are laid mainly to lawn with well-stocked flower and shrub bed borders and surrounded by well-established trees and hedging.

A timber access gate leads into the rear garden, which is laid mainly to lawn with well-stocked flower and shrub borders, paved patio seating area, vegetable garden, many established trees and hedges. Within the rear garden there are also various garden storage buildings including a log store, two timber workshops (one single and one double) and a log cabin/garden studio. The hot tub is also included within the sale.

This fabulous home also has a second driveway, which is accessed off Old Hall Lane and provides additional off-road parking for large vehicles such as a motorhome or caravan.

Agents Note

The vendor informs that the greenhouse is available by separate negotiation. For further details, please contact William H Brown.

Location

The sought-after and historic village of Beachamwell is situated approximately 5 miles from the bustling market town of Swaffham and around 11 miles from Downham Market. Beachamwell boasts a pretty village green, play area, St Mary's thatched Church with a round tower (only 5 of these in the country) and an active village hall, which provides many different group meetings including walking, reading and crafting. There is a bi-annual village fete, which is extremely popular with locals and the village organises exciting fund-raising events such as 'Beachamwell Open Gardens'. Beachamwell is surrounded by countryside walks, cycle paths and local attractions, offering the perfect country living setting, yet is within an hour's drive of Norwich, Bury St Edmunds and Wells-Next-the-Sea.

Council Tax Band

This property is Council Tax band C.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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welcome to

All Saints Way, Beachamwell, Swaffham

- Extended 3 bedroom detached chalet style property
- Truly glorious front and rear gardens with storage buildings and hot tub
- Generous plot of approximately 0.3 acres (STMS)
- Two driveways providing extensive off-road parking
- 3 reception rooms and separate large garden room
- Ground floor w.c and utility room
- Oil central heating and UPVC double glazed windows
- Sought-after, peaceful village location

Tenure: Freehold EPC Rating: D

offers over **£400,000**

directions to this property:

Leave Swaffham town centre via Cley Road and take the right hand turn at the recreation ground onto Beachamwell Road. Continue for close to 5 miles until reaching the village of Beachamwell. Take the left hand turn onto Chestnut Walk and proceed towards the village centre. Upon reaching the village green, bear left onto Old Hall Lane and continue to the end of the road, taking the right hand turn onto All Saints Way. The property will be found on the right hand side, identified by our William H Brown "For Sale" board.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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