



**All Saints Way, Beachamwell, Swaffham, PE37 8BT**

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## **All Saints Way, Beachamwell, Swaffham**

This well-proportioned and beautifully presented 3 bedroom detached family home occupies a pleasant cul-de-sac position within this picturesque Breckland village. Offering 2 reception rooms, both with feature wood burners, a fully fitted kitchen with integrated appliances, landscaped gardens & more!

We are delighted to offer for sale this rarely available 3 double bedroom detached family home, occupying a peaceful cul-de-sac position within the conservation and much sought-after village of Beachamwell.

Having undergone various improvements since construction by both the present and previous owners, the property now boasts well-proportioned, contemporary accommodation that briefly comprises an entrance hall, which leads to a handy boot room and French style doors lead to an inner hallway area. From here, stairs rise to the first floor accommodation and doors lead to a ground floor w.c and generous dual aspect lounge with feature wood burner. An open-plan arch leads into a contemporary fully fitted kitchen with integrated appliances and further leads into a spacious dining room with French doors to the rear garden and feature wood burner. This is complemented on the first floor by three good sized bedrooms, all with built-in storage space, and a modern fitted family bathroom.

Coupled with this accommodation, the property boasts oil fired radiator central heating and double glazed windows throughout. Outside, this wonderful home boasts a brick-weave driveway, which leads to the garage and landscaped gardens, which are a particular feature of the property and must be viewed.

Don't miss out on this fantastic family home in a highly sought-after village location - call us today and book your viewing!

### **Accommodation:**

UPVC part glazed external entrance door opening to:

### **Entrance Hall**

UPVC double glazed window to the front aspect, French style part glazed internal doors opening to the inner hallway, further door opening to:

### **Boot Room**

14' 3" x 4' 8" ( 4.34m x 1.42m )

(Sloping ceilings) Radiator, wood effect flooring, UPVC double glazed porthole window to the side aspect, two timber framed double glazed Velux style windows.

### **Inner Hallway**

Staircase rising to the first floor landing, radiator, telephone point, ceramic tiled flooring, door opening to the lounge, open-plan arch to the kitchen, further door opening to:

### **Ground Floor W.C**

Modern suite comprising back to wall w.c and counter top hand wash basin with mixer tap, tiled splash backs, heated towel rail, ceramic tiled flooring, obscure glass internal window to the front aspect.

### **Kitchen**

16' 5" x 8' 5" min extending to 10' 11" max ( 5.00m x 2.57m min extending to 3.33m max )

A comprehensive range of contemporary shaker style wall and floor mounted fitted kitchen units with solid oak work surfaces over, inset ceramic 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, space for Range style oven with stainless steel extractor hood over, integrated fridge-freezer, integrated washing machine, integrated dishwasher, door to under-stairs storage cupboard, radiator, ceramic tiled flooring, inset ceiling spotlights, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the rear garden, doorway opening to:

### **Dining Room**

12' 6" x 11' 9" max ( 3.81m x 3.58m max )

Feature fireplace with inset wood burner, decorative surround and hearth, radiator, ceramic tiled flooring, dual aspect with UPVC double glazed window to the side and UPVC double glazed French doors opening to the rear garden.







### Lounge

20' 2" x 11' ( 6.15m x 3.35m )

Feature fireplace with inset wood burning stove, decorative surround and hearth, two radiators, television point, two decorative ceiling roses, carpet flooring, dual aspect with UPVC double glazed bow window to the front and UPVC double glazed window to the rear.

### First Floor Landing

Airing cupboard (housing the hot water cylinder), carpet flooring, loft access, doors opening to all bedrooms and the family bathroom.

### Bedroom 1

11' x 11' ( 3.35m x 3.35m )

A range of fitted bedroom furniture including storage wardrobes, bedside cabinets and over-bed storage units, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

### Bedroom 2

11' 9" x 8' 6" ( 3.58m x 2.59m )

Built-in over-stairs storage cupboard, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

### Bedroom 3

9' x 7' 10" ( 2.74m x 2.39m )

Built-in storage cupboard, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

### Family Bathroom

Modern suite comprising back to wall w.c, vanity hand wash basin with storage under and panelled bath with shower over, part tiled walls, radiator, wood effect flooring, extractor fan, UPVC double glazed obscure glass window overlooking the rear aspect.

### Outside

This stunning home is approached via a brick-weave driveway, which provides off-road parking and access to the garage and log store. There is a low maintenance shingle front garden with a timber gate giving access into the rear garden.

The beautifully-tended, landscaped rear garden is ideal for al fresco dining and entertaining friends and family in the spring and summer evenings. Offering lawned gardens with paved patio seating areas, interspersed with established flower and shrub bed borders, together with a timber decked area with Pergola over, shingle garden area, retaining fencing, large timber garden storage shed/workshop, outside power socket, exterior security lighting and an outside tap.

### Garden Storage Shed/Workshop

Power and lighting connected.

### Garage

Power and lighting connected, up and over door to the front aspect, personnel door opening to the side aspect, UPVC double glazed window to the side aspect.

### 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 D.

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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## All Saints Way, Beachamwell Swaffham

- Extended & well presented 3 bedroom detached home
- Beautifully landscaped rear garden with workshop
- Garage and driveway parking
- Dual aspect lounge with wood burner and dual aspect dining room with wood burner
- Modern fully fitted kitchen with integrated appliances
- Ground floor w.c and boot room
- Oil fired central heating and double glazed windows
- Sought-after, peaceful village location

Tenure: Freehold EPC Rating: E

offers in excess of **£340,000**

### directions to this property:

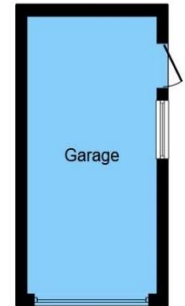
Leave Swaffham town centre via Cley Road and take the right hand turn at the recreation ground onto Beachamwell Road. Continue for close to 5 miles until reaching the village of Beachamwell. Take the left hand turn onto Chestnut Walk and proceed towards the village centre. Upon reaching the village green,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



Ground Floor



First Floor



Ground 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](http://www.focalagent.com)

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Property Ref:  
SFM109770 - 0003

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