



The Green, Beachamwell, Swaffham, PE37 8BB

welcome to

The Green, Beachamwell, Swaffham

>> FOR SALE BY AUCTION! A 3 bedroom detached bungalow, occupying a delightful central village position. Boasting a well-proportioned plot with generous front and rear gardens, ample off-road parking, lounge with inset wood burner. Along with beautiful views of the village green.



Accommodation

Part glazed external entrance door opening to:

Entrance Porch

Floor mounts units with work surfaces over, tiled flooring, fitted door mat, power sockets, timber window to front aspect.

Entrance Hall

Radiator, carpet flooring, loft access, telephone point, doors opening to lounge, kitchen, all three bedrooms, the family bathroom and a further door opening to:

Cloakroom W.C

Suite comprising low level w.c, hand wash basin with tiled splash backs, carpet flooring.

Lounge

17' x 11' 1" (5.18m x 3.38m)

Feature fireplace with inset wood burning stove, tiled hearth and brick surround, television point, radiator, carpet flooring, ceiling rose, UPVC double glazed window to side aspect, open plan to:

Dining Room

16' 2" x 11' (4.93m x 3.35m)

Radiator, carpet flooring, dual aspect UPVC double glazed window to side and rear aspect.

Kitchen

17' 2" x 10' 6" (5.23m x 3.20m)

An extensive range of shaker style wall and floor mounted fitted kitchen units with wood effect work surfaces over, inset stainless steel sink and drainer with swan-neck mixer tap over, tiled splash backs and surrounds, space for an electric cooker, space and plumbing for washing machine, space for under-counter appliances, tiled flooring, space for a table, UPVC double glazed window to the front aspect.

Bedroom 1

13' x 10' 8" (3.96m x 3.25m)

Fitted bedroom furniture, radiator, carpet flooring, wall lighting, UPVC double glazed window to rear aspect.

Bedroom 2

12' 3" x 9' (3.73m x 2.74m)

Radiator, carpet flooring, UPVC double glazed window to the front aspect.

Bedroom 3

10' 8" x 9' 10" (3.25m x 3.00m)

Radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Bathroom

Suite comprising vanity hand wash basin with storage under, further wall and base storage units, panelled bath and walk-in shower with wall mounted electric shower, UPVC double glazed obscure glass window to the front aspect.

Outside

The property fronts onto the Historic St Marys Church and offers beautiful view over the village green.

To the front of the property, there is a timber five bar gate opening to an established gravelled driveway and garden with an array of flowers, plants and shrubs to the border. The driveway offers off-road parking for many vehicles, including a caravan/camper van, a walkway leads to the front entrance door.

The rear garden is laid mainly to lawn with well-stocked borders and throughout this beautiful haven. A seating area is located centrally, interspersed with retained plants and shrubs, the garden houses the oil tank, greenhouse, summer house, storage shed and offers complete privacy.

Agent Note

William H Brown understand that the original property build was of non-standard construction but the two substantial extensions have been of standard build under the current ownership.
CASH BUYERS ONLY

Location

Beachamwell is a village situated approximately 5 miles from the bustling market town of Swaffham and around 11 miles from Downham Market. Beachamwell boasts a pretty village green, a play area, public house/restaurant, thatched church with a round tower (only 5 of these in the country) and an active village hall that provides many different group meetings, including walking, reading and crafting. Beachamwell also offers many footpaths in and around the area, ideal for dog walking. This location provides perfect country living, yet is within an hours drive of Norwich, Bury St Edmunds and Wells-Next-the-Sea.

Swaffham town itself is located approximately 30 miles from the Cathedral City of Norwich and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an

hour away. Swaffham boasts ample free parking within the town and has a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

Council Tax Band

This property is Council Tax band C.

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

The Guide Price

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price. Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers. Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.



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welcome to

The Green, Beachamwell, Swaffham

- GUIDE PRICE £225,000 - £250,000
- Stunning 3 bedroom detached bungalow
- Non-estate location within the semi-rural village of Beachamwell
- Mature front and rear gardens
- Open plan lounge through to dining room

Tenure: Freehold EPC Rating: E

Council Tax Band: C

guide price

£225,000



Important Notice

For each Lot, a contract documentation fee of £1,800 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

directions to this property:

Leave Swaffham town 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. Where the road forks, continue straight onto Old Hall Lane, pass The Great Danes Country Inn and take the next right hand turn onto The Green. The property will be found further along on the left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110837 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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