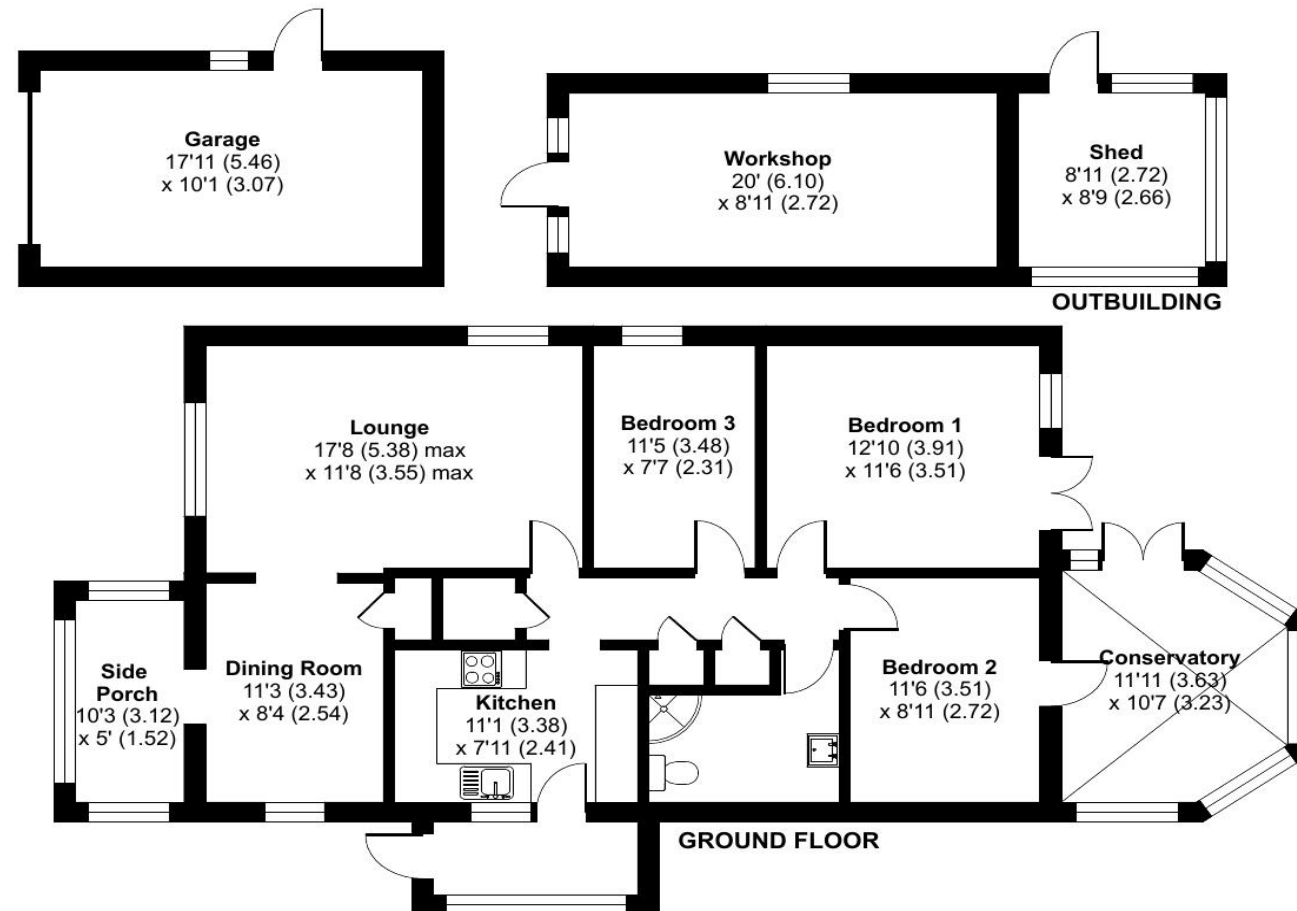


## All Saints Way, Beachamwell, Swaffham, PE37



Approximate Area = 1142 sq ft / 106 sq m  
Garage = 173 sq ft / 16 sq m  
Outbuilding = 259 sq ft / 24 sq m  
Total = 1574 sq ft / 146 sq m  
For identification only - Not to scale



### 1 All Saints Way, Beachamwell, Swaffham, PE37 8BT

CHAIN FREE! Very well presented, spacious detached three bedroom bungalow situated in the popular Norfolk village of Beachamwell. This superb property has much to offer and includes very well maintained gardens, garage, parking for several vehicles, conservatory and UPVC double glazing.

**Offers In Excess Of £325,000 Freehold**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1342728



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Situated in the popular Norfolk village of Beachamwell, Longsons are delighted to bring to the market this very well presented spacious detached three bedroom bungalow. This fantastic property has much to offer and includes very well maintained gardens, garage, parking for several vehicles, air conditioning to lounge and bedroom one, conservatory, oil central heating and UPVC double glazing.

Offered CHAIN FREE!

Viewing highly recommended.

Briefly, the property offers lounge/dining room, kitchen, side porch, inner hall, three bedrooms, conservatory, shower room, garage, parking, gardens, oil fired central heating and UPVC double glazing.

#### BEACHAMWELL

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.

#### Lounge

**17'8" (5.38m) x 11'8" (3.56m)**

Feature fireplace with inset electric fire, wall mounted air conditioning unit, three radiators. UPVC double glazed window to side and rear.

#### Dining Room

**11'3" (3.43m) x 8'4" (2.54m)**

Built-in storage cupboard, archway through to additional front porch area, UPVC double glazed window to front, radiator.

#### Kitchen

**11'1" (3.38m) x 7'11" (2.41m)**

Modern fitted kitchen units to walls and floor, work surface over, enamel one and a half bowl sink unit with mixer tap and drainer, integrated electric oven, integrated induction hob with extractor hood over, space for tall fridge/freezer, space and plumbing for washing

machine. tiled splashback, UPVC double glazed entrance door and window to side.

#### Side Porch

UPVC double glazed entrance door, UPVC double glazed window to side, floor mounted oil fired central heating boiler.

#### Inner Hall

Two built-in storage cupboards, built-in cupboard housing hot water cylinder, loft access, radiator.

#### Bedroom One

Wall mounted air conditioning unit UPVC double glazed French doors opening to rear garden, UPVC double glazed window to rear, radiator.

#### Bedroom Two

Currently set up as office with UPVC double glazed entrance door opening to conservatory, radiator.

#### Conservatory

UPVC double glazed conservatory with pitched roof, French doors open into rear garden, tiles to floor, radiator.

#### Bedroom Three

UPVC double glazed window to side, radiator.

#### Shower Room

Double shower cubicle, wash basin set within fitted cabinet, WC, towel radiator, fully tiled walls, extractor fan, two UPVC obscure glass double glazed windows to side.

#### Garage

**17'11" (5.46m) x 10'1" (3.07m)**

Remote control motorised main roller door to front, entrance door opening to rear garden, window to side, electric power and lights.

#### Front Garden

Well maintained front and side garden laid to lawn, established shrubs and plants to beds, driveway laid to block paving providing off-road parking for several vehicles, outside light, gated access to rear garden.

#### Rear Garden

Very well maintained enclosed rear garden laid to lawn, paved patio

seating area, selection of established shrubs and plants to beds and borders, wooden opening through to `secret garden`, large wooden shed/workshop with electric power and lights, potting shed to rear, wooden fence to perimeter, gated access to front and side.

#### Agent's Note

EPC rating D58 (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.

- Spacious Detached Three Bedroom Bungalow
- Well Maintained Gardens
- Popular Village Location
- Energy Efficiency Rating D58
- Conservatory
- Oil Central Heating and UPVC Double Glazing
- Garage and Parking
- Offered CHAIN FREE!

