



4 The Street, Beachamwell
Guide Price £200,000

BELTON DUFFEY



4 THE STREET, BEACHAMWELL, NORFOLK, PE37 8BD

A semi detached house with 3 bedroom accommodation standing in good sized gardens and grounds backing onto countryside in a charming village location. No chain.

DESCRIPTION

4 The Street is a semi detached house situated in a charming setting backing onto countryside close to the centre of the attractive rural village of Beachamwell. The property has flexible ground floor accommodation comprising an entrance hall, kitchen with a separate utility and store, dining room and sitting room. Upstairs, the landing leads to 3 bedrooms, a bathroom and WC with fine far reaching countryside views from bedrooms 1 and 2. Further benefits include UPVC double glazed windows and doors throughout, 4 panel internal doors and picture rails with oil-fired central heating installed.

Outside, the property is set well back from the road behind a lawned front garden with driveway parking and a good sized south facing garden to the rear.

SITUATION

Beachamwell is an attractive village with its pub and thatched 11 century church. It lies approximately 11 miles east of Downham Market and 8 miles west of Swaffham. Downham Market is an expanding market town in south-west Norfolk offering a wide range of shops and leisure facilities including a Tesco store, swimming pool and primary and secondary schools. Another valuable asset is the connection on the electrified King's Lynn to Kings Cross railway line, via Downham Market, thus making it ideal for anyone wishing to commute to Ely, Cambridge or London. The North Norfolk Coast, an area of outstanding natural beauty is to the North and within easy motoring distance as is the town of King's Lynn with its port and medieval centre which is approximately 17 miles and the Georgian market town of Swaffham which features in the TV series Kingdom which has a Saturday Market. Cambridge and Norwich cities are also within motoring distance.

AGENT'S NOTES

4 The Street is being offered for sale with no onward chain but the vendor Flagship Housing does require offers to be accompanied by a completed Declaration of Interest form which is available from Belton Duffey.

* The vendor also requires exchange and completion to take place within 28 days of an offer being accepted and reserves the right to abort the sale if this condition is not met.

* Please note that grounds maintenance charges may apply and that the property must be marketed for a minimum of 14 days before any offers are to be considered.

* Please note all properties built before 2000 will have some degree of asbestos, a report may be available to obtain from Flagship Housing but buyers are encouraged to conduct their own searches.

* There is an engrossment fee of £120 payable by the purchaser upon completion.

ENTRANCE HALL

A partly glazed composite door with a storm porch over leads from the front of the property into the entrance hall with space for coat hooks and shoe storage etc. Staircase leading up to the first floor landing with an understairs storage cupboard, radiator, vinyl flooring and a window to the front. Doors to the kitchen and dining room and an opening to the sitting room.



KITCHEN

3.54m x 1.72m (11' 7" x 5' 8") A range of cream base units with wood block worktops incorporating a resin one and a half bowl sink unit, tiled splashbacks. Cooker space, space and plumbing for a washing machine. Radiator, vinyl flooring, extractor fan, window to the front and a partly glazed composite door leading into:

SIDE HALL

Recessed storage area, vinyl flooring, partly glazed composite door leading outside to the front of the property and an opening to:

UTILITY ROOM

2.49m x 1.97m (8' 2" x 6' 6") Range of matching cream base and wall units with a laminate worktop, space for a fridge freezer, oil-fired boiler, vinyl flooring and a small window to the rear.

DINING ROOM

3.47m x 2.91m (11' 5" x 9' 7") Fitted storage unit, radiator, vinyl floor tiles and a window overlooking the rear garden.

SITTING ROOM

4.56m x 3.47m (15' 0" x 11' 5") Radiator and a window overlooking the rear garden.

FIRST FLOOR LANDING

Loft hatch, window to the front and doors to the 3 bedrooms, bathroom and WC.

BEDROOM 1

3.77m x 3.47m (12' 4" x 11' 5") Built-in shelved airing cupboard housing the hot water cylinder, radiator and a window overlooking the rear garden and countryside beyond.

BEDROOM 2

3.70m x 2.83m (12' 2" x 9' 3") Built-in wardrobe cupboard, radiator and window overlooking the rear garden and countryside beyond.

BEDROOM 3

2.78m x 2.42m (9' 1" x 7' 11") at widest points. Built-in wardrobe cupboard, radiator and a window to the front.

BATHROOM

Panelled bath with an electric shower over, pedestal wash basin, radiator, vinyl floor tiles, tiled splashbacks, extractor fan. Window to the front with obscured glass.

WC

WC, vinyl floor tiles and a window to the front with obscured glass.

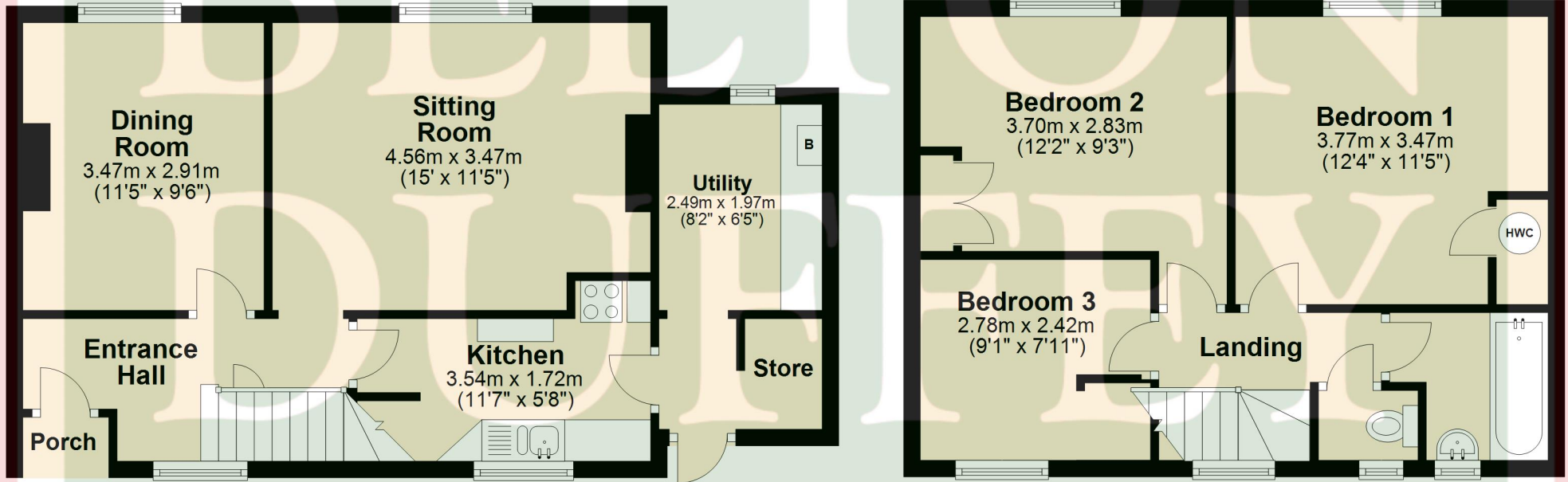
Ground Floor

Approx. 48.1 sq. metres (518.1 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



Total area: approx. 89.0 sq. metres (958.1 sq. feet)

OUTSIDE

Number 4 is set well back from The Street behind a lawned front garden with a concrete pathway leading to the front entrance porch. A gravelled driveway to the side provides parking for several vehicles and leads further to the rear of the property. The rear garden is south facing and comprises a paved terrace with a good sized lawn and plastic oil storage tank. The gardens and grounds are of a good size and border countryside to the rear.

DIRECTIONS

From King's Lynn head south on the A10 towards Downham Market and follow the A1122 east from Downham Market towards Swaffham. Pass through Fincham and turn right after approximately 2 miles onto White Road, signposted Beachamwell. Take the second right onto St Johns Lane and turn left at the fork in the road onto The Street where you will see the property further up on the right-hand side.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band D.

Breckland Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE. Council Tax Band B.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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