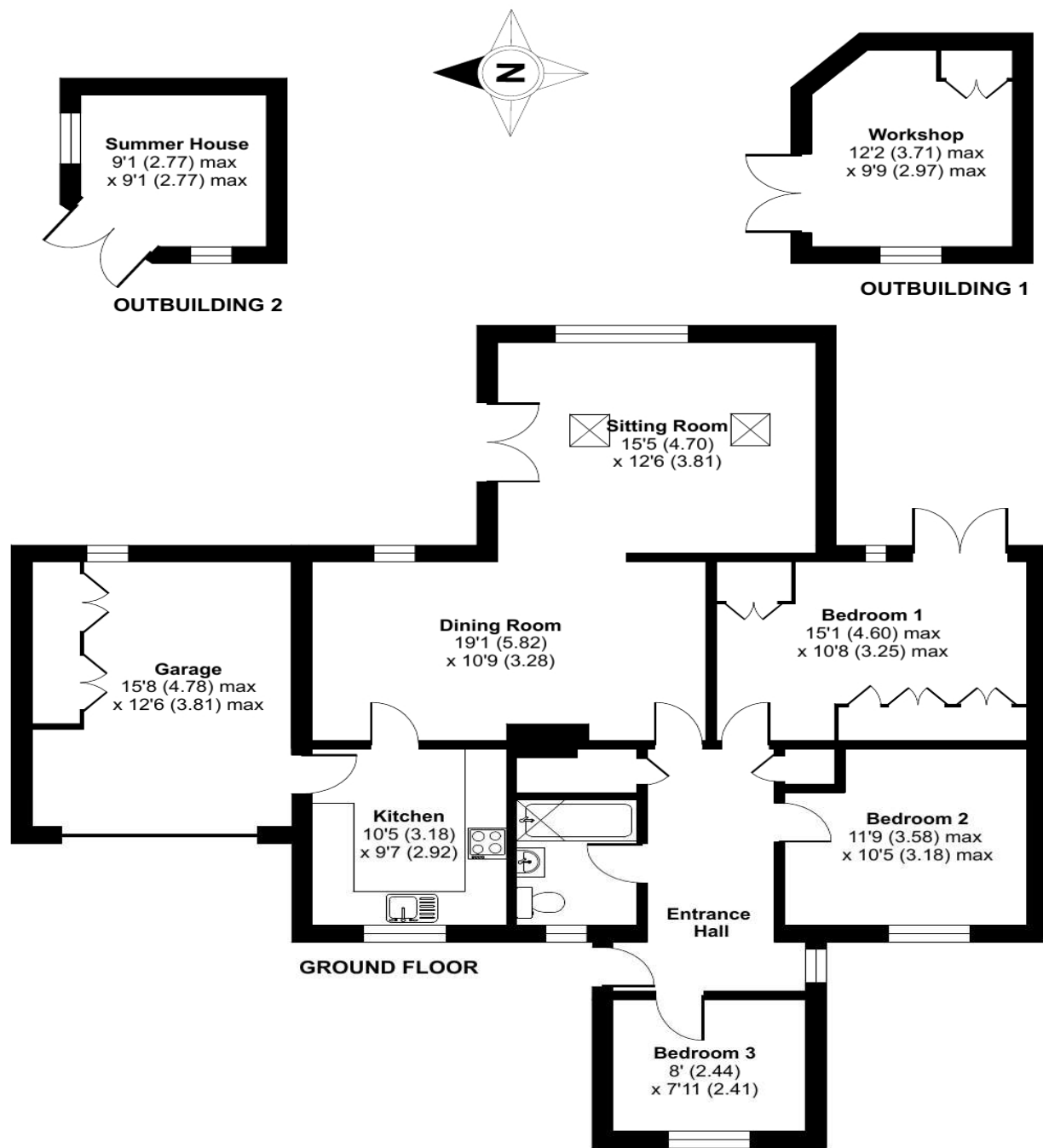


Burrells Meadow, Beeston, King's Lynn, PE32

Approximate Area = 1274 sq ft / 118.3 sq m
Outbuildings = 185 sq ft / 17.1 sq m
Total = 1459 sq ft / 135.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Longsons. REF:1231173



Burrells Meadow, Beeston, Kings Lynn, PE32 2TL

Very well presented, spacious, link detached three bedroom bungalow, tucked away on a small development in the popular Norfolk village of Beeston. This fantastic property offers lounge/dining room with vaulted ceiling, two log burning stoves, larger than average garage and well presented gardens.

Price £350,000 Freehold



Bathroom

Modern bathroom suite comprising bath with rainfall shower head over, separate hand shower attachment and shower screen, wash basin and WC both set within fitted cabinets, towel radiator, fully tiled walls, extractor fan, UPVC double glazed window to front.

Garage

15'8" (4.78m) Max x 12'6" (3.81m) Max

Larger than average garage, insulated main double doors opening to front, built in storage cupboards, utility area to rear with space and plumbing for washing machine and tumble dryer, floor mounted oil fired central heating boiler, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear, electric lights and power.

Outside Front

Low maintenance frontage laid to shingle providing ample off road parking, outside lights, gated access to rear garden.

Rear Garden

Well maintained rear garden laid to lawn, paved patio seating area, wooden summer house with electric light and power, wooden decked seating area to side, wooden insulated workshop, outside lighting, wooden shed currently used as wood store, outside tap, wooden fence to perimeter, gated access to front.

Agents Note

EPC rating D60 (Full copy available on request)
Council tax band C (Own enquiries should be made via Breckland District Council)

- Link Detached Bungalow
- Three Bedrooms
- Vaulted Ceilings to Lounge/Dining Room
- Energy Efficiency Rating D60
- Two Log Burning Stoves
- Parking
- Well Maintained Gardens
- Garage with Utility Area
- UPVC Double Glazing
- Oil Fired Central Heating

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.

Situated nicely, in the corner of a small development, Longsons are delighted to bring to the market this very well presented, spacious, link detached three bedroom bungalow. This fantastic property offers spacious lounge/dining room with vaulted ceilings and full height windows to rear, two log burning stoves, larger than average garage with utility area to rear, parking, well maintained gardens, modern bathroom, and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, three bedrooms, bathroom, garage, gardens, parking, oil fired central heating, UPVC double glazing.

BEESTON

Beeston is a picturesque village with a strong sense of community. The village is surrounded by beautiful countryside, offers a village pub. The village also offers a village hall, hosting a variety of events throughout the year including quiz nights, live music and theatre performances, a playing field and a well-maintained cricket pitch, Beeston

Primary School and a village store and deli. The nearby village of Litcham has a doctors' surgery and a pharmacy. Situated between Dereham and Swaffham, there are many amenities on offer.

Entrance Hall

UPVC double glazed entrance door to front, built in cupboard housing hot water cylinder, UPVC double glazed window to side, tiles to floor, loft access, radiator.

Sitting Room

15'5" (4.7m) x 12'6" (3.81m)
Large extended room with vaulted ceilings and full height double glazed windows to the rear of the lounge area, log burning stove, UPVC double glazed windows to rear, radiator.

Dining Room

19'1" (5.82m) x 10'9" (3.28m)
UPVC double glazed window to rear, log burning stove, opening through to sitting room, radiator.

Kitchen

10'5" (3.18m) x 9'7" (2.92m)

Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated double electric oven, integrated ceramic hob with extractor hood over, integrated dishwasher, integrated fridge, integrated freezer, UPVC double glazed window to front, entrance door through to garage, tiled splashback, tiles to floor, radiator.

Bedroom One

15'1" (4.6m) Max x 10'8" (3.25m) Max

Fitted wardrobes, drawers and dressing table, UPVC double glazed French doors opening to rear garden, vertical radiator with integrated mirror.

Bedroom Two

11'9" (3.58m) Max x 10'5" (3.18m) Max

UPVC double glazed window to side, radiator.

Bedroom Three

8'0" (2.44m) x 7'11" (2.41m)

UPVC double glazed window to front, radiator.

