

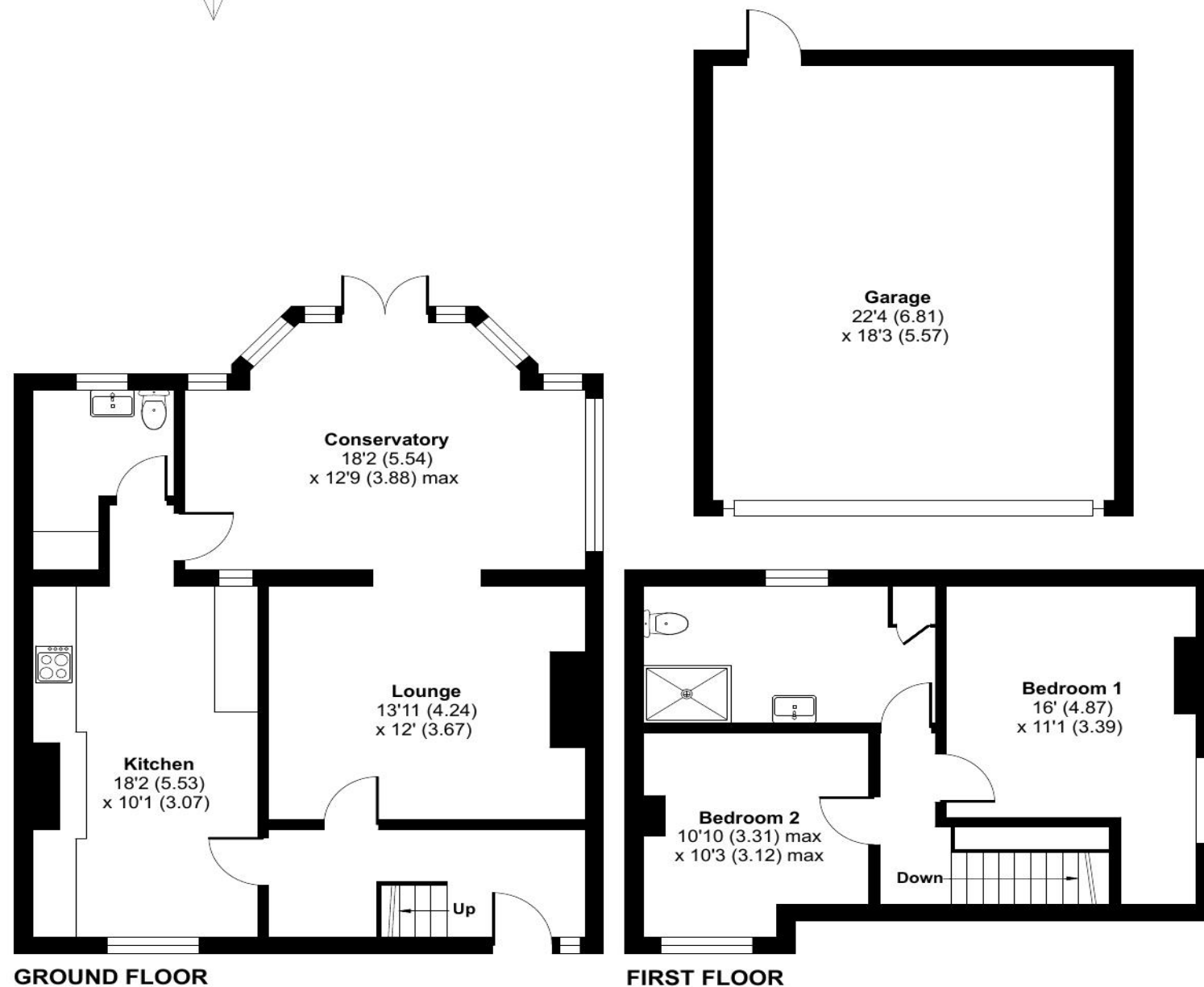
Chestnut Walk, Beachamwell, Swaffham, PE37

Approximate Area = 1166 sq ft / 108.3 sq m

Garage = 408 sq ft / 37.9 sq m

Total = 1574 sq ft / 146.2 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). © nitchecom 2025. Produced for Longsons. REF: 1266842



Chestnut Walk, Beachamwell, Swaffham, PE37 8AX

NO ONWARD CHAIN!

Semi detached two bedroom house, situated with far reaching countryside views to both front and rear in the Norfolk village of Beachamwell. The property offers double garage, parking, conservatory, log burner, utility room/WC, shower room, sizeable gardens and UPVC double glazing.

Price £249,995 Freehold

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Shower Room

Large double shower cubicle with rainfall shower head over, wall mounted water controls and separate hand shower attachment, wash basin set within fitted cabinet, WC, towel radiator, obscure glass UPVC double glazed window to rear aspect, built in cupboard housing modern hot water cylinder.

Outside Front

Front garden laid to lawn, large parking area laid to shingle with parking for several vehicles, property grounds accessed via wooden five bar gates, wooden fence and hedge to perimeter.

Double Garage

22'4" (6.81m) x 18'3" (5.56m)

Wooden construction, motorised remote control main roller door to front, entrance door opening to rear garden, electric light and power.

Rear Garden

Generous rear garden laid to lawn backing onto open countryside with delightful far reaching views, wooden garden shed, gated access to front, external power socket.

Agents Note

EPC rating E39 (Full copy available on request)

Council tax band B (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.

- Semi Detached House
- Two Bedrooms
- Kitchen / Breakfast Room
- Energy Efficiency Rating E39
- Conservatory
- Double Garage & Parking
- Countryside Views to Front & Rear
- No Onward Chain!
- Log Burning Stove

Situated with delightful far reaching countryside views to both front and rear in the popular Norfolk village of Beachamwell, Longsons are delighted to bring to the market this semi detached two bedroom house. The property offers double garage, parking for several vehicles, modern conservatory, utility room/WC, kitchen/breakfast room, log burning stove, shower room, sizeable gardens and UPVC double glazing.

Offered for sale CHAIN FREE!

Briefly, the property offers entrance hall, lounge, conservatory, kitchen/breakfast room, utility/WC, two bedrooms, shower room, double garage, gardens, parking, oil fired central heating and UPVC double glazing.

BEACHAMWELL

Is a popular sought after village with Pub and Restaurant, Playing Field, Community Hall, Church and plenty of countryside walks nearby. The market town of Swaffham is approx 5 miles away and Downham Market with a main line train station to London is approx 10 miles away

Entrance Hall

Composite double glazed entrance door to front, stairs to first floor, tiles to floor, radiator.

Lounge

13'11" (4.24m) x 12'0" (3.66m)

Fireplace with inset log burning stove, opening through to conservatory.

Conservatory

18'2" (5.54m) x 12'9" (3.89m) Into Bay

Modern UPVC double glazed conservatory with pitched glass roof, radiators providing all year round usage, French doors opening to rear garden.

Kitchen/Breakfast Room

18'2" (5.54m) x 10'1" (3.07m)

Modern fitted kitchen units to wall and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, large range style electric oven and hob with extractor hood over, integrated dishwasher, space for large fridge/freezer, UPVC double glazed windows to front and rear aspect, radiator.

Utility/WC

Fitted kitchen units to wall and floor, space and plumbing for washing machine, wash basin, WC, towel radiator, obscure glass UPVC double glazed window to rear aspect.

Stairs & Landing

Loft access.

Bedroom One

16'0" (4.88m) x 11'1" (3.38m)

UPVC double glazed window to side aspect, radiator.

Bedroom Two

10'10" (3.3m) x 10'3" (3.12m)

UPVC double glazed window to front aspect enjoying far reaching views, radiator.

