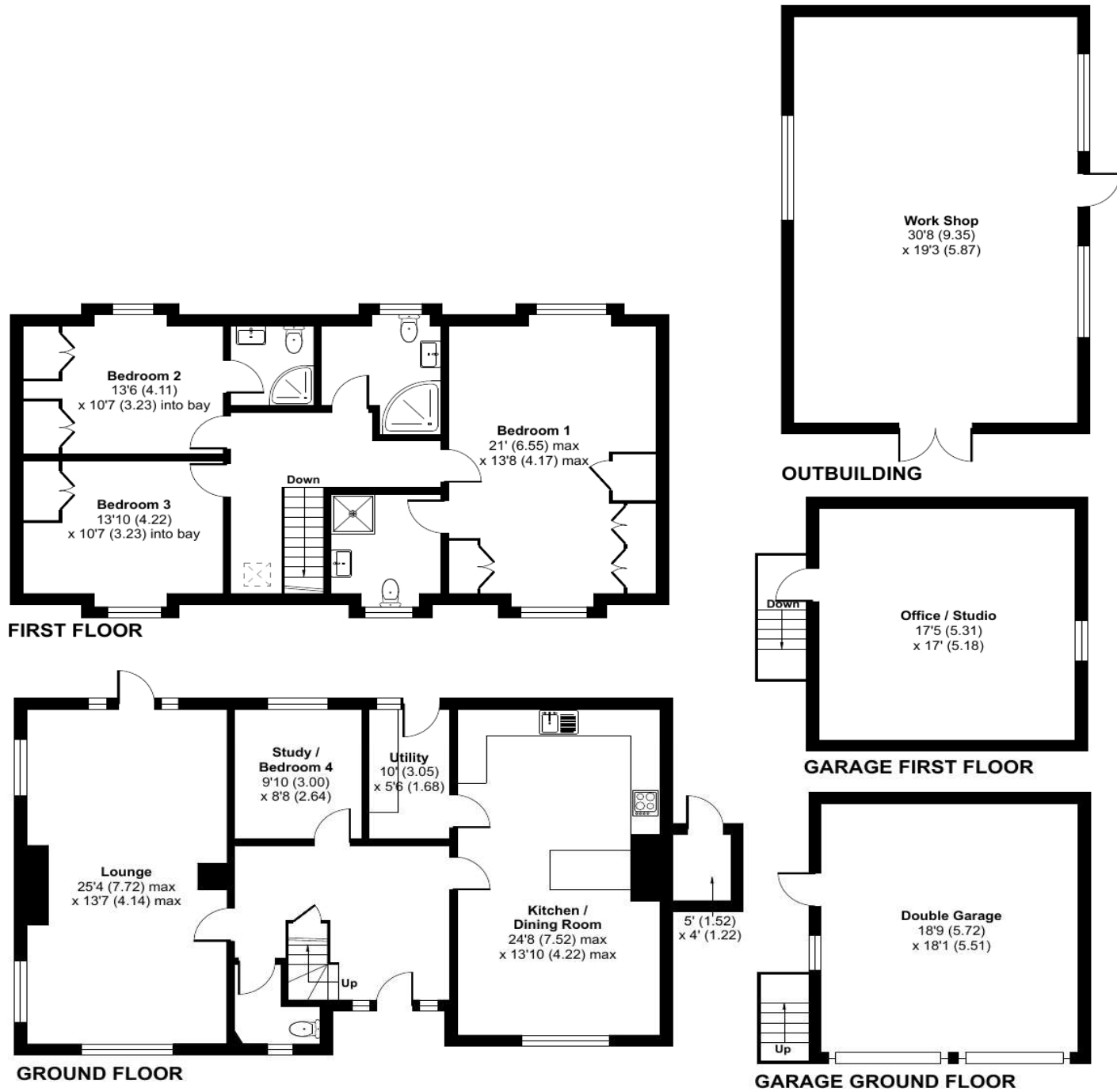


The Beeches, Mill Drift, Beeston, King's Lynn, PE32

Approximate Area = 1950 sq ft / 181.1 sq m
 Garage = 668 sq ft / 62 sq m
 Outbuildings = 613 sq ft / 56.9 sq m
 Total = 3231 sq ft / 300 sq m
 For identification only - Not to scale



Mill Drift, Beeston, Kings Lynn, PE32 2FL

Substantial, spacious, detached four/three bedroom chalet style house, situated in the popular village of Beeston. The property would benefit from updating and offers huge potential, with double garage, garden office/studio above garage, two en-suite shower rooms, UPVC double glazing. Chain free!

Guide Price £450,000 - £475,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1194264



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LONGSONS

Nicely tucked away down a quiet lane in the popular village of Beeston, Longsons are delighted to bring to the market, this substantial, spacious detached four/three bedroom chalet style house.

Entrance Hall

Stairs to first floor, entrance door to front, understairs storage cupboard, obscure glass windows to front.

Lounge

25'4" (7.72m) x 13'7" (4.14m)
Feature fire place with inset solid fuel burning stove, UPVC double glazed window to front and side, UPVC entrance door opening to rear garden, two radiators.

Kitchen/Dining Room

24'8" (7.52m) x 13'10" (4.22m)
Fitted kitchen units to wall and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, breakfast bar, integrated double electric oven, integrated ceramic hob, cupboard housing water softener, tiled splashback, UPVC

double glazed window to front and rear, two radiators.

Utility Room

10'0" (3.05m) x 5'6" (1.68m)
Fitted work surface with space and plumbing for washing machine, space for tumble dryer, wall mounted kitchen units, space for tall upright fridge/freezer, entrance door opening to rear garden, tiles to floor, UPVC double glazed window to rear, radiator.

Study/Bedroom Four

9'10" (3m) x 8'8" (2.64m)
UPVC double glazed window to rear, radiator.

Cloakroom

Hand wash basin, WC, obscure glass UPVC double glazed window to front, radiator.

Stairs & Landing

Double glazed Velux roof window to front, loft access, radiator.

Bedroom One

21'0" (6.4m) x 13'8" (4.17m)
Fitted wardrobes, built-in cupboard housing hot water cylinder, UPVC double glazed window to front and rear, two radiators, door to en-suite shower room.

En-Suite

Four piece suite comprising shower cubicle, sink unit, bidet and WC, obscure glass UPVC double glazed window to front, tiled splashback, radiator.

Bedroom Two

13'6" (4.11m) x 10'7" (3.23m)
Fitted wardrobes, UPVC double glazed window to rear, radiator, door to en-suite shower room.

En-Suite Shower Room

Shower cubicle, wash basin, WC, tiled splashback, UPVC double glazed Velux style roof window to front.

Bedroom Three

13'10" (4.22m) x 10'7" (3.23m)
Fitted wardrobe, UPVC double glazed window to front, radiator.

Bathroom

Four piece suite comprising corner bath, wash basin, bidet, WC, tiled splashback, UPVC obscure glass double glazed window to front, radiator.

Double Garage

18'9" (5.72m) x 18'1" (5.51m)
With office/studio space above; two main up and over doors to front, entrance door and window to side, electric light and power.

Office/Studio

17'5" (5.31m) x 17'0" (5.18m)
Accessed via external steel spiral staircase in garage, obscure glass UPVC double glazed window to front, wall mounted electric storage heater, electric lights and power.

Outside Front

Front garden laid to lawn, driveway providing off road parking for several vehicles, collection of established shrubs and plants to beds and borders, garden wall, hedge and wooden fence to perimeter, gated access to rear garden.

Rear Garden

30'8" (9.35m) x 19'3" (5.87m)
Enclosed established rear garden laid to lawn, paved patio seating area, generous selection of shrubs and plants to beds and borders, large corrugated workshop (see measurements) with electric lights and power, outside light, external boiler room, hedge to perimeter, gated access to front.

Agents Notes

EPC rating D59 (Full copy available on request)
Council tax band D (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.

- Chalet Style House
- Three Bedrooms to First Floor
- Ground Floor Study/Bedroom Four
- Energy Efficiency Rating D59
- Two En-Suite Shower Rooms
- Generous Gardens with Large Workshop
- Double Garage with Studio/Office Above
- Parking for Several Vehicles
- Oil Fired Central Heating
- UPVC Double Glazing



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