



THE STORY OF

The Beagles

Shouldham Thorpe, Norfolk

SOWERBYS

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The Beagles

South Road, Shouldham Thorpe
Norfolk, PE33 0DR

Detached Three Bedroom Bungalow

Well-Appointed Kitchen and Utility Room

Separate Living Room

Bright and Welcoming Sun Room

Fully Enclosed Rear Garden in a Quiet Location

Idyllic Countryside Walks Nearby

Ample Off-Road Parking and Garage

No Onward Chain

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“The sun room is a lovely spot to sit and overlook the garden, along with the field views.”

Nestled along a tranquil lane, you'll discover The Beagles, a bungalow that has undergone modernisation and expansion in recent years. This delightful property offers idyllic views of the fields beyond, creating a truly peaceful atmosphere.

The layout of the house has been meticulously designed. As you step through the hallway, you'll find direct access to two spacious double bedrooms,

a family bathroom, and a cosy sitting room featuring an attractive fireplace. The large window in the sitting room bathes the space in natural light.

The kitchen has been recently upgraded and boasts a range of both base and wall units, providing ample storage. Additionally, it offers generous counter-top space, allowing you to enjoy beautiful views of the garden and the fields beyond while you work.

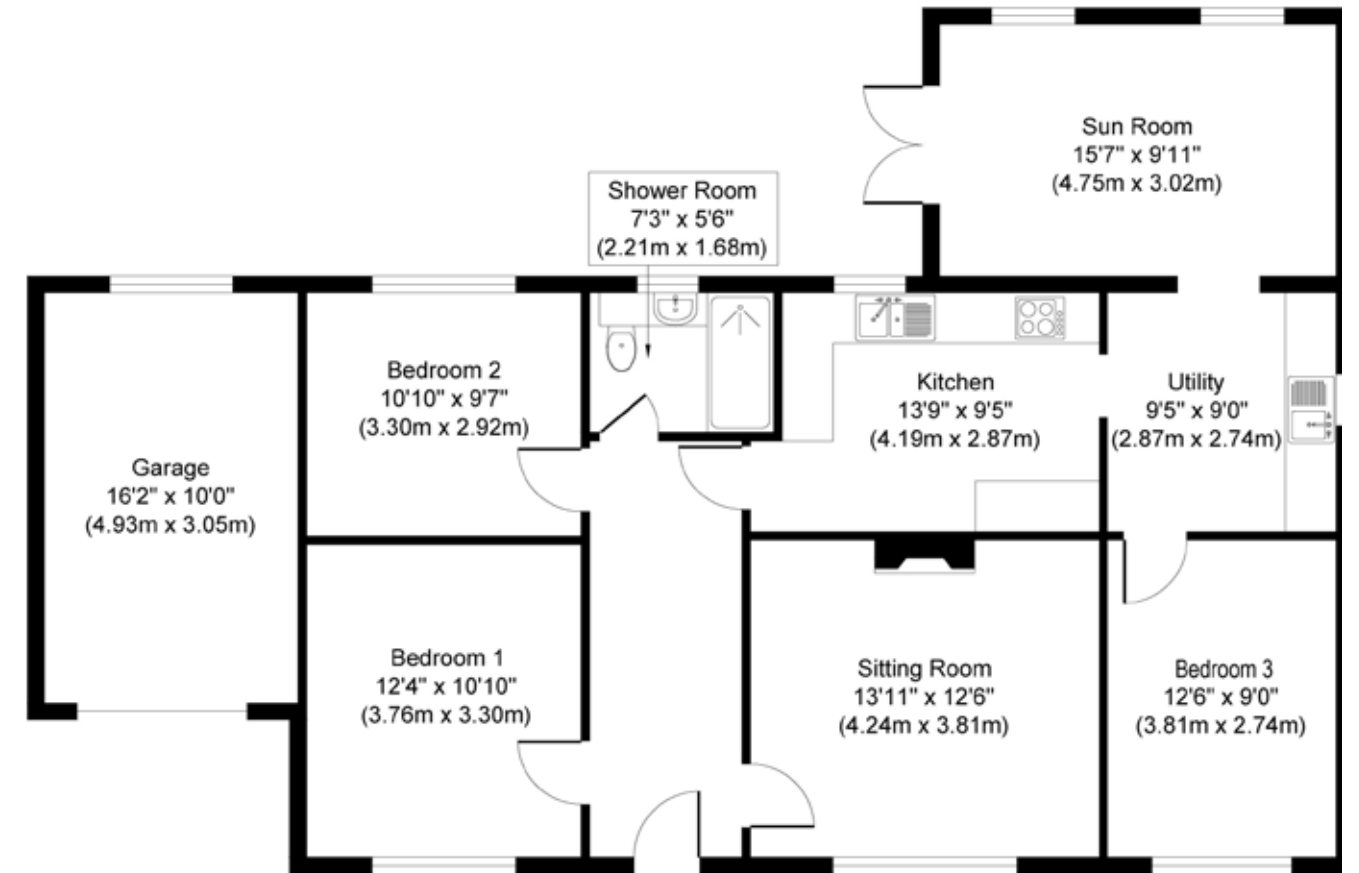


The sun room, currently used as a dining area, offers delightful garden views, and floods the space with natural light, making it perfect for social gatherings and quality time with loved ones. This area also features expansive double doors that open to the garden, creating an ideal setting for summer enjoyment.

Completing this harmonious home, the third bedroom is conveniently located off the utility room. This versatile space can serve as a study or a welcoming guest bedroom.

Outside, the fully enclosed rear garden features a well-maintained lawn and a decked area. At the front of the property, a gravel driveway leads to the garage, offering ample parking space. Both the front and rear gardens require minimal maintenance, making them effortlessly manageable.





Approximate Floor Area
1235 sq. ft
(114.73 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ALL THE REASONS

Shouldham Thorpe

IN NORFOLK
IS THE PLACE TO CALL HOME



A thriving picturesque village, with a village green, playing field, and popular forestry commission warren providing excellent walking and riding areas. Situated approximately 2 miles off the A134 trunk road, Shouldham enjoys its own Ofsted 'Outstanding' rated Primary School, bowls and social club, 16th century pub and restaurant, post office, function hall and church. Further amenities, together with main line railway stations, can be found in Kings Lynn (9 miles) and Downham Market (6 miles). Closer rail links with London connections can be found in the neighbouring village of Watlington (4 miles).

Hourly buses run to King's Lynn, perched on the banks of the River Ouse, which has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a

listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.

A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy weekend walk or a Sunday concert in the park and don't miss The Red Mount, once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham, to take in the incredible, elevated views.



Note from the Vendor



"Shouldham Warren is on your doorstep - absolutely superb place for quiet walks."

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

F. Ref:- 8365-7822-3840-6234-6902

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///cushy.dairy.trousers

AGENT'S NOTE

Some images have been virtually renovated.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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