



Wood View

BEACHAMWELL

SOWERBYS

Land & New Homes Specialists



S

INTRODUCING

Wood View

The Street, Beachamwell, Swaffham, Norfolk
PE37 8BD

Stylish and Characterful New Home

Three Bedrooms

Principal Bedroom with En-Suite

Sociable Open Kitchen/Dining/Living Space

Off-Road Parking and
Electric Vehicle Charging Point

Beautiful Lawn and Landscaped Gardens

Idyllic Quintessential Village Setting

Exceptional Build and Quality of Finish

Twin Bi-Fold Doors to Rear Terrace

6-Year Practical Completion Certificate

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com

This stunning three-bedroom new build, crafted by a highly reputable local developer, offers modern living finished to an impeccable standard both inside and out.

Nestled within a tranquil country setting, this home boasts significant curb appeal, featuring estate fencing and oak posts which creates an inviting first approach to this charming retreat. The oak-framed porch, paired with traditional brick and flint construction, beautifully reflects the timeless rural surroundings.

When you step inside, the entrance hall immediately conveys a sense of space. High-ceilings flow throughout the home making each room feel light, airy, and welcoming.

At the heart of the property is an impressive open-plan kitchen/dining/family room, designed into an L-shape to subtly divide the spaces whilst maintaining the open and social atmosphere which is perfect for family living and entertaining.

The kitchen has been thoughtfully designed with high-end integrated appliances and generous work surfaces, providing both functionality and aesthetic appeal, ideal for culinary exploration.

Two sets of bi-fold doors further enhance the seamless indoor-outdoor flow, opening up to a patio and the luscious lawn garden, perfect for al-fresco dining or simply enjoying the peace of the countryside.





All three double bedrooms are generously sized and share access to a luxurious family bathroom with a separate bath and shower. The principal bedroom benefits from its own en-suite shower room, while the second bedroom offers versatility and could easily double as an additional reception room if desired.

Externally, the property continues to impress with a spacious driveway which includes an electric vehicle charging point, catering to modern needs.

Wood View is a rare opportunity to own a beautifully crafted newly built bungalow, which combines contemporary living with the tranquillity of an idyllic Norfolk country setting.

Specification

EXTERNAL FINISHES

- Black clay pantiles under decorative buff and gault brickwork with a smooth flint façade
- Ornate cream uPVC fascia's, bargeboards and soffits
- Black uPVC cast iron effect rainwater goods
- Cream uPVC double glazed windows
- Anthracite grey double glazed entrance and bi-folding doors
- Brushed steel front and rear up and down lights
- Oak timber tiled entrance canopy
- Grey porcelain pathways and broad rear terrace
- Grey block edged gravel driveway
- Turfed lawns and landscaped beds
- Brass outside tap
- Black freestanding Zappi Electric Vehicle Point
- Mix of walled, close boarded timber and black estate fencing

INTERNAL FINISHES

- Smooth ceilings and Farrow & Ball Little Green French Grey walls and white woodwork
- Oak cottage style doors with chrome leaver handles and roses
- Light grey carpeting to sittings room and bedrooms
- Oak engineered flooring to hallway, kitchen and dining area
- Inset entrance coir door mat
- Light grey porcelain floor tiling to bathrooms

- White telephone and broadband points to hallway
- White television points and sockets to all main rooms
- Smoke detection system to hallway
- Mix of white LED downlighting and pendant lighting

KITCHEN FINISHES

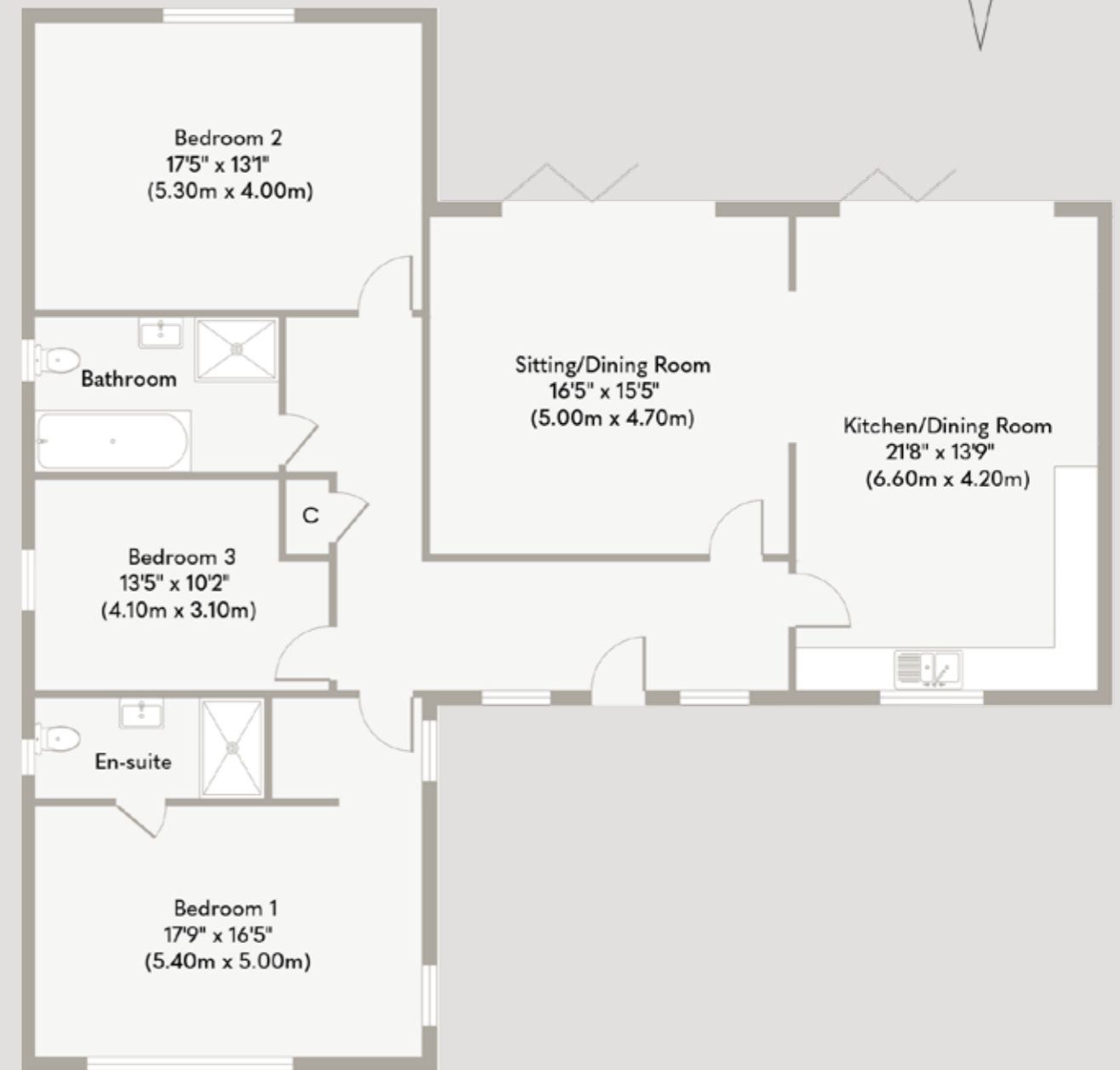
- Hunter green shaker style units with chrome ironmongery
- Platino verona quartz worktops, upstands and splashbacks
- Stainless steel undermount sink with chrome monobloc faucet
- Black glass Zanussi induction hob with stainless steel chimney hood over
- Built-in stainless steel Zanussi stainless steel oven
- Integrated Zanussi fridge, freezer, dishwasher and washing machine

BATHROOM FINISHES

- White sanitary ware with chrome faucets and fittings
- Chrome wall radiator
- LED wall mirror

GENERAL INFORMATION

- Samsung air source heat pump
- Underfloor heating
- Freehold tenure
- Conservation area
- EPC Rating C
- 6-Year Practical Completion Certificate
- Mains water, drainage and electricity



Approximate Floor Area
1,505 sq. ft
(139.80 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.

Copyright V360 Ltd 2023 | www.houseviz.com

Beachamwell

A QUAIN T RURAL VILLAGE
WHICH IS WELL-LOCATED

Beachamwell is a quaint rural village located five miles from the market town of Swaffham. While there were settlements in and around Beachamwell, dating back to Neolithic times, the modern village as we know it developed around 1815 when the first houses were built around the village green. Its church, St Mary's, has stood for over a thousand years and is notable for its thatched roof, making it one of the most attractive churches in England. The village also has a mobile Post Office which visits four mornings a week, and a local pub, The Great Danes Country Inn, named after the dog, not the invading hoards.

Beachamwell benefits from easy access to Downham Market, Swaffham, Norwich, and is about 13 miles from King's Lynn. King's Lynn, perched along the River Ouse, has been a significant trade and industrial center since the Middle Ages. Its rich history can be seen in the beautiful historic buildings that line the old town. King Street, once called 'Stockfish Row' due to its fish merchants, was described by Sir John Betjeman as one of the finest walks in England, featuring a listed building every 26 feet.

With Cambridge, Peterborough, and Norwich all within an hour's drive, and a direct rail line to London King's Cross, King's Lynn attracts many professionals seeking an easy commute. The town's Vancouver Centre offers a mix of high street retailers and independent restaurants, while venues like the Majestic Cinema and St George's Guildhall provide entertainment. Nearby, The Walks, a Grade II listed 17-hectare park, offers scenic promenades and family-friendly events.

Beachamwell is ideal for those seeking peaceful rural living while remaining within reach of Norfolk's beaches, woodlands, and vibrant market towns.



Note from Sowerbys



“Externally the property impresses just as much as its wonderful internal accommodation.”



SERVICES CONNECTED

Mains water, drainage, and electricity. Heating via an air source heat pump.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

C. Ref:- 0320-3320-6480-2474-1101

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: ///squeezed.silk.allies

AGENT'S NOTE

Some images have been virtually staged to show how the property may look when furnished.

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 Estate Agents Limited is a company registered in England and Wales,
company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL