



8 Beetley Grange
Beetley | Norfolk | NR20 4TD

GENEROUS FAMILY HOME



In the sought-after village of Beetley, this generous family home is set within a well-regarded cul-de-sac. The property offers four bedrooms (one with an en suite) and a family bathroom on the first floor while the ground floor accommodation comprises a large reception room, kitchen with adjoining dining room, study, utility room and a conservatory. The property has the benefit of an attached double garage accessed by the shingled drive with off-street parking for several vehicles, and to the rear of the house there is a generous garden enclosed by mature hedging and wooden fencing.







- Detached family home located in a quiet cul-de-sac location
- Spacious living area, connecting to a Conservatory
- Modern Kitchen with separate Utility Room
- Downstairs Office/Snug Room
- Four Bedrooms (one with en-suite) and family Bathroom
- Large, private Garden
- Double Garage and Off-Road Parking
- Total Accommodation extends to 1586sq.ft
- Energy Rating E

A Wonderful Location

When asked what attracted the present owners to the property, they said, "It was a step up from our previous home with four bedrooms, one with an en-suite (with both a bath and a shower), and the wonderful countryside views – there were sheep in the field behind the house! And the open fire was a definite attraction."

Beetley Grange is a quiet cul-de-sac and safe for the children at that time to play out at the front. The proximity of the nearby school for younger children and the bus stop for getting to the schools for the older children is a distinct bonus. There are several play areas for children nearby, with the museum having an amazing adventure playground."

"The original owner was the daughter of the builder" the owners said. "She wanted a bath in the en-suite, hence number eight is different to the other properties of the same design in the Grange as it has an extension above the porch."

"We have bottled gas for the hob as we prefer cooking on gas. With that and the open fire, we have options if there is a power cut." Future improvements considered by the owners include a garden room to replace the conservatory, and they also developed plans for an extension to the back of the house.

Asked what they will miss most about their home, the owners replied, "The strong neighbourhood feeling in the Grange; we are all on nodding and waving terms, and we have celebrated a number of national events with street parties. We will certainly miss the walks through the woods and across the fields, and nice bike rides round the villages. Then there is the nearby friendly pub with amazing Thai food! Gressenhall is a short walk away and has a very well supported village fete and Christmas events, along with the revamped White Swan pub."

The Garden

There is a generous private garden to the rear of the property which is mainly laid to lawn along with terraced spaces ideal for alfresco dining. Trees, mature hedging and wooden fencing enclose the garden and enhance the high degree of privacy, whilst housing the wooden garden shed. "There is a recently re-felted shed in the corner of the garden," the owners explained. "The new fencing and a side gate were put in this year."



The back garden has a good mix of shade and sun throughout the day, and we have enjoyed many barbecues there. We have wisteria to the left of the front of the property, and a mature pink climbing rose on the wall by the shed. There is a good herb garden on the back of the house including mature rosemary, bay, chives, marjoram, sage and lemon verbena. Flat leaf parsley is present in several patches."

Out and Around

The sought-after village of Beetley is located approximately three miles from the bustling market town of Dereham and approximately fifteen miles from the City of Norwich. In the village there is a primary school, a public house called The New Inn, and in Old Beetley a 14th century church, St Mary Magdalene. Beetley is in the catchment area for Litcham High School and Gressenhall Farm and Workhouse, a museum showcased in a Victorian workhouse and set within fifty acres of countryside is located on the edge of the village.

"There are plenty of walks in the village," the owners said. "Opposite the pub there is a track into Beetley woods that takes you to the village hall playing field or across the fields to Old Beetley and the Church - from there you can go across the fields to Beetley common. At the other end of the village by the river is Beetley meadows and Hoe Rough, which is classed as a Site of Special Scientific Interest. Opposite the small car park is a walk round the back of the fruit farm that takes you across fields to Quebec road or Dillington."











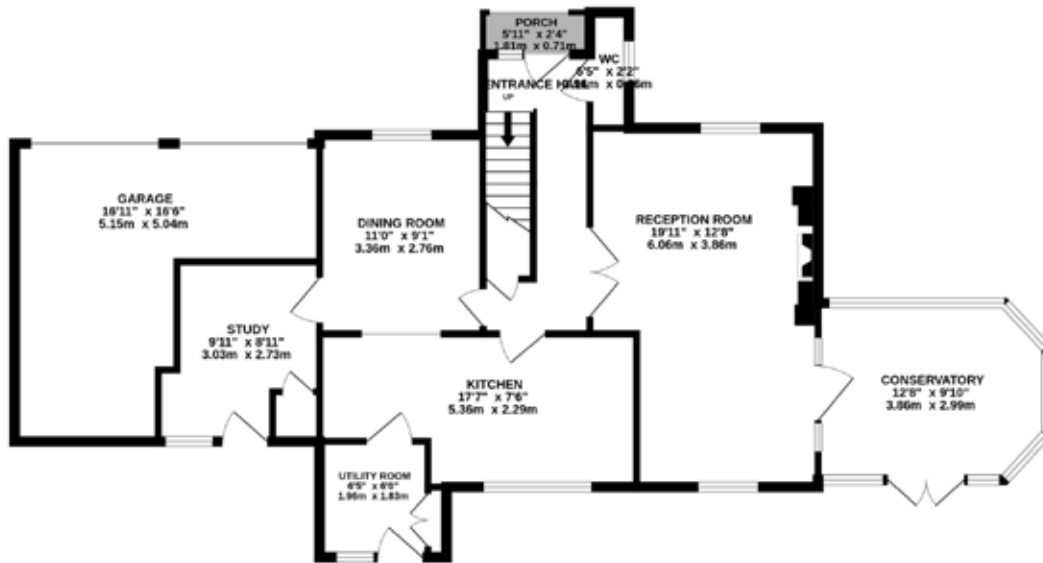




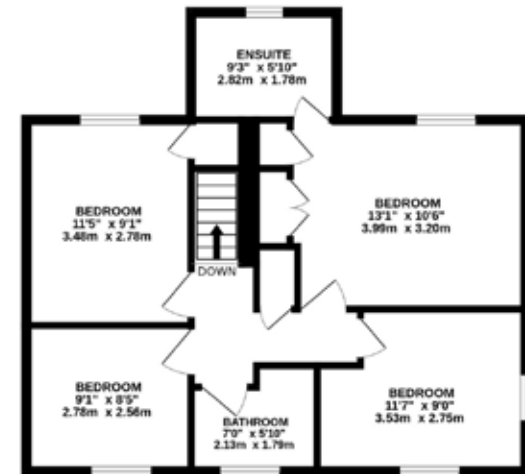




GROUND FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1586 sq.ft. (147.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





On Your Doorstep...

Beetley is a village found on the North side of Dereham which lies within 5 miles. The village is also conveniently located between the market towns of Fakenham (within 10 miles) and Swaffham (within 17 miles) The heart of Norwich City centre and its extensive range of amenities can also be found approximately 21 miles away. Commuters should also be advised that Beetley enjoys convenient access to the A47 and, of course, Norwich itself offers a Train Station.

How Far Is It To?...

Set between Dereham and Fakenham, you have a broad range of facilities within very easy reach, including a choice of three major supermarkets and a range of popular schools. Just up the road is the 'New Inn' public house. Of course, Norwich, the County capital has an extensive range of cultural, social sporting and retail facilities.

Services and District Council

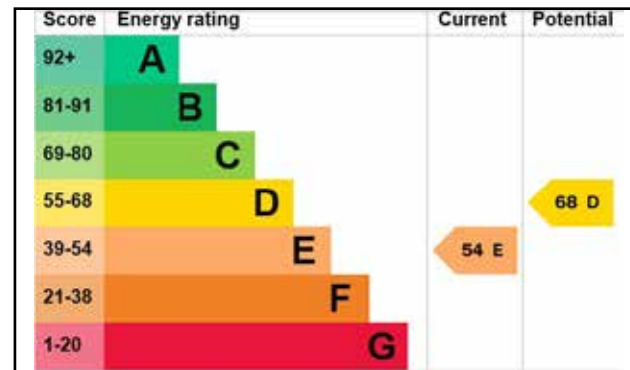
OFCH, Mains - Water & Drainage
 Breckland District Council
 Council Tax Band D

Tenure

Freehold



Fine & Country Fakenham Office
 1 Bridge Street, Fakenham, Norfolk NR21 9AG
 01328 854190



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Fakenham
1 Bridge Street, Fakenham, Norfolk NR21 9AG
01328 854190 | fakenham@fineandcountry.com

