



Hawthorns Dereham Road, Beeston

King's Lynn



Minors & Brady

Hawthorns Dereham Road

Beeston, King's Lynn

A substantial six-bedroom detached home offering space, versatility, and modern comfort in a sought-after village setting. The layout flows naturally from a welcoming hallway into a bright kitchen with integrated Bosch appliances and ample room for dining, leading to a light-filled dining room and lounge connected by an elegant archway with French doors opening to the garden. The ground floor also includes a family room with a wood-burning stove, a practical utility room, a snug, two well-sized bedrooms, and a modern shower room. Upstairs provides generous accommodation with the principal bedroom featuring fitted wardrobes and a stylish four-piece en suite, along with three additional bedrooms and a contemporary family bathroom. Outside, mature gardens with patio areas and a large shingled driveway complete this beautifully presented home within easy reach of Swaffham, Dereham, and Norwich.

Location

Dereham Road sits within the rural village of Westfield, a peaceful yet well-connected location surrounded by open countryside. The nearby market town of Dereham is just a short drive away, offering a wide range of shops, supermarkets, restaurants, cafés, and leisure facilities, including a cinema and leisure centre. Local schools and healthcare services are easily accessible, while convenient road links provide straightforward access to Norwich, Swaffham, and King's Lynn. The surrounding area is ideal for those who enjoy outdoor pursuits, with scenic walking routes, village pubs, and nature reserves all close by. The community has a welcoming atmosphere with a traditional village feel, making it appealing to families and professionals alike. For those seeking a quieter lifestyle with easy access to larger towns, Westfield offers an excellent balance of rural charm and convenience.





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Hawthorns Dereham Road

Beeston, King's Lynn

Hawthorns, Dereham Road

A beautifully presented and generously proportioned detached family home offering flexibility, space, and comfort across two floors. The ground floor opens with a welcoming hallway laid with patterned tiled flooring, a part-glazed entrance door, and a carpeted staircase with a spindle balustrade rising to the first floor. Beneath the stairs is a practical storage area, and a cloakroom with WC sits conveniently nearby.

To the front, the family room enjoys a large bay-style window and a traditional fireplace with a brick surround and cast-iron wood-burning stove, adding warmth and character. The kitchen is a standout feature of the home, impressively spacious and fitted with sleek white gloss units, contrasting work surfaces, and tiled flooring. Integrated Bosch double ovens, an induction hob, and a stainless-steel extractor hood are paired with a stainless-steel sink positioned beneath a rear-facing window overlooking the garden, while there is ample room for dining at the centre of the space.

Beyond the kitchen, the large dining room is filled with natural light and includes a built-in storage cupboard. An arched opening leads through to the lounge, where wood flooring and French doors to the rear garden create a seamless indoor-outdoor feel, perfect for everyday living and entertaining.

The utility room provides additional fitted cupboards, tiled flooring, plumbing for laundry appliances, and a door to the rear garden. From here, access leads to a snug offering an adaptable living area, connecting to two well-sized ground floor bedrooms and a contemporary shower room finished with large neutral tiles, a glass-enclosed shower, pedestal basin, and WC. This section of the home lends itself beautifully to guest accommodation or multi-generational living.



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Upstairs, the landing includes built-in storage cupboards and leads to four further bedrooms. The principal bedroom is an impressive space with fitted wardrobes, Velux windows, and a stylish four-piece en suite featuring a bath, separate shower enclosure, wash basin, and WC. Two further bedrooms also include fitted wardrobes, while the additional room offers flexibility as a dressing room or home office. The family bathroom completes the first floor, fitted with a panelled bath and electric shower over, a wash basin, a WC, tiled walls and flooring, and a frosted window.

The rear garden is an inviting space, fully enclosed and mainly laid to lawn with mature trees, shrubs, and planting providing interest throughout the seasons. A patio offers the perfect setting for outdoor dining, while a second paved area and a timber storage shed sit toward the back. To the front, the home is approached by a generous shingled driveway providing ample off-road parking for up to five vehicles, complemented by a decorative lawn and mature hedging that ensures a sense of privacy from the road.

Agents notes

We understand that the property will be sold freehold, connected to main services, water, electricity and drainage.

Heating system- Oil-fired central Heating

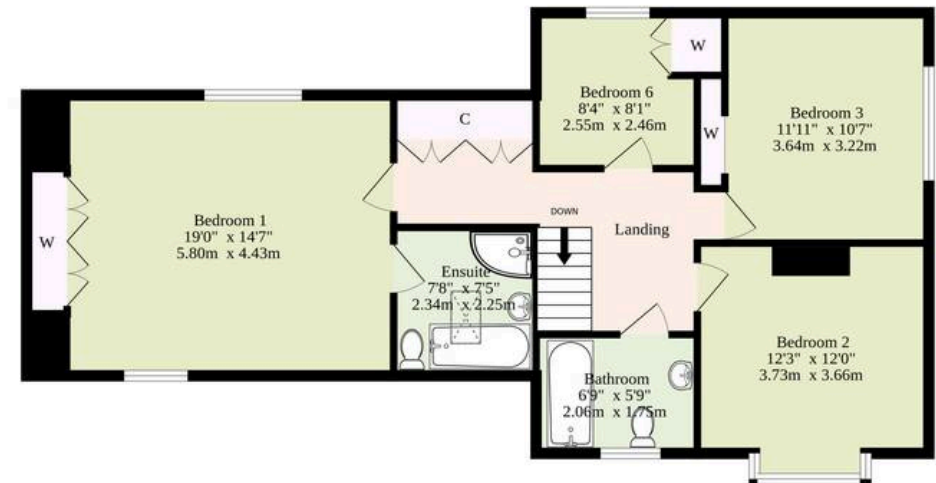
Council Tax Band- D



Ground Floor
1398 sq.ft. (129.9 sq.m.) approx.



1st Floor
893 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA : 2291 sq.ft. (212.8 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.
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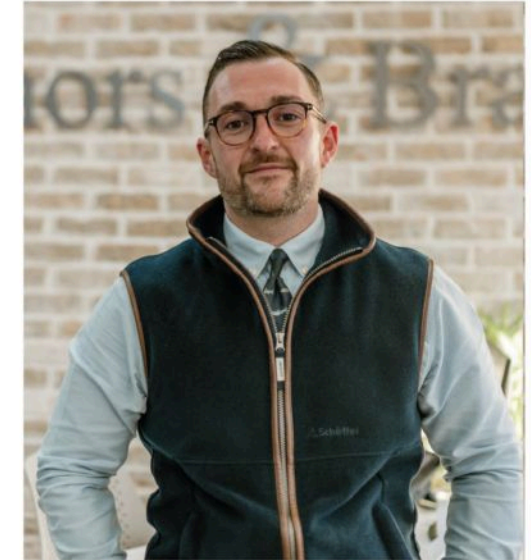
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