



**Highview, Elmham Road, Beetley, Dereham, NR20 4BP**

**welcome to**

**Highview, Elmham Road, Beetley, Dereham**

**\*\*NO ONWARD CHAIN\*\*** A rare opportunity to acquire this extensive dwelling occupying a 3 bedroom detached bungalow and a further 2 bedroom annexe. Set on a fantastic plot in a sought-after peaceful village setting, with well-manicured gardens, 2 garages/workshop, superb views & more!!



### Entrance Hall

With fitted carpet flooring, radiators, electric storage heaters, loft access, doors opening to all bedrooms, bathroom, dining room and further door opening to;

### Lounge

15' 7" x 13' 11" ( 4.75m x 4.24m )

With fitted carpet flooring, central electric fireplace with tiled hearth and decorative surround, radiators, electric storage heaters, wall lights, double glazed bay window to front aspect and opening to;

### Dining Area

13' 11" x 13' 10" ( 4.24m x 4.22m )

With fitted carpet flooring, built-in storage cupboard, radiators, electric storage heater, door opening to side porch and sliding door opening to;

### Kitchen

13' 1" x 9' ( 3.99m x 2.74m )

A range of wall and base units with complementary rolled edge work surfaces over, inset double stainless steel sink with mixer tap, tiled splashbacks, built-in electric eye-level oven, inset gas hob, fitted carpet flooring, radiator, double glazed dual aspect windows and archway opening to;

### Utility Room

9' x 5' 1" ( 2.74m x 1.55m )

A range of wall and base units with complementary rolled edge work surfaces over, fitted carpet flooring and double glazed window to rear aspect.

### Bedroom One

14' 7" x 14' ( 4.45m x 4.27m )

With fitted carpet flooring, built-in wardrobes, radiators, wall lights, double glazed bay window to front aspect and archway opening to;

### Dressing Room

With fitted carpet flooring, built-in wardrobes, electric storage heater, double glazed window to front aspect and door opening to;

### En Suite

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, tiled walls, tiled flooring, shaver point, radiator and double glazed obscure glass window to rear aspect.

### Bedroom Two

13' 11" x 11' 11" ( 4.24m x 3.63m )

With fitted carpet flooring, built-in wardrobes, radiator, double glazed window to side aspect and door opening to;

### En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, walk-in shower cubicle, tiled walls, tiled flooring, shaver point, radiator and double glazed obscure glass window to side aspect.

### Bedroom Three

10' 9" x 8' ( 3.28m x 2.44m )

With fitted carpet flooring, radiator, electric storage heater and double glazed window to rear aspect.

### Bathroom

Three piece suite comprising low level w.c, hand wash basin, panelled bath, tiled walls, tiled flooring, airing cupboard housing hot water tank, shaver point, radiator and double glazed obscure glass window to side aspect.

### The Annexe Accommodation

#### Entrance Porch

Double glazed door opening to side aspect.

#### Kitchen/Diner

15' 11" x 13' 7" ( 4.85m x 4.14m )

A range of wall and base units with complementary rolled edge work surfaces over, inset double stainless steel sink with mixer tap, tiled splashbacks, inset gas hob, tiled effect flooring, radiator, electric storage heater, double glazed window to side aspect, door opening to utility room and further door opening to;

#### Lounge

16' 8" x 13' 10" ( 5.08m x 4.22m )

With fitted carpet flooring, decorative fireplace, radiators, wall lights, double glazed window to side aspect, door opening to bedroom and double glazed French style doors opening to;

#### Conservatory

9' 5" x 8' 6" ( 2.87m x 2.59m )

UPVC and brick build with fitted carpet flooring, double glazed windows surrounding and double glazed French style doors opening to the garden.

#### Bedroom One

17' 10" x 9' 7" ( 5.44m x 2.92m )

With fitted carpet flooring, built-in wardrobes, radiator, double glazed window to rear aspect and door opening to;

#### En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, walk-in shower cubicle, tiled walls, fitted carpet flooring, shaver point, radiator and double glazed obscure glass window to side aspect.

### Utility Room

A range of wall and base units with complementary rolled edge work surfaces over, space for fridge freezer and washing machine, fitted carpet flooring, radiator and door opening to;

### Garden Room

22' 3" x 11' 2" ( 6.78m x 3.40m )

UPVC and brick build with fitted carpet flooring, double glazed sliding patio doors opening to the front aspect, personal door access to the garage and sliding doors opening to;

### Boot Room

10' 6" x 7' 7" ( 3.20m x 2.31m )

Base unit with stainless steel sink with mixer tap, fitted carpet flooring and double glazed sliding door opening to the rear aspect.

### Study/Office

19' 5" x 6' 6" ( 5.92m x 1.98m )

With fitted carpet flooring, radiator, double glazed windows to front and side aspects and door opening to;

### Shower Room

Three piece suite comprising low level w.c, pedestal hand wash basin, walk-in double shower cubicle, tiled flooring, electric storage heater, double glazed obscure glass window to side aspect and door opening to;

### Dressing Area

With fitted carpet flooring, radiator, double glazed external door opening to the front aspect and further door opening to;

### Bedroom Two

10' 7" x 9' 3" ( 3.23m x 2.82m )

With fitted carpet flooring, built-in wardrobe, airing cupboard, radiator and double glazed window to side aspect.

### Outside

The property is situated in a desirable village location, offering picturesque field views that evoke a sense of rural charm. The front of the property is approached by a five bar gate, which opens up to the in and out shingle driveway, offering extensive off road parking for multiple vehicles and access to the first garage. The remainder of the front is laid predominately to lawn with numerous plant beds and mature trees.

A further five bar gate opens to the rear, offering access to the annexe. Further ample off road parking can be found together with access to the second integral garage. Set within the grounds are well-tended gardens, offering expansive space for outside activities and entertaining, creating the perfect outdoor haven.



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welcome to

## Elmham Road, Beetley, Dereham

- NO ONWARD CHAIN!
- 3 Bedroom Bungalow And 2 Bedroom Annexe
- Substantial Living Accommodation
- Offers Huge Potential With Versatile Living Use
- Multiple En Suite Shower Rooms
- Extensive Grounds, Set On A 0.49 Acre Plot (STMS)
- Ample Off Road Parking And 2 Garages/Workshop
- Tranquil Village Setting, Surrounded By Fields

Tenure: Freehold EPC Rating: E

**£525,000**



**Bungalow Accommodation**



**Annex Accommodation**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
DRM116524 - 0005

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