



Beech Road, Beetley, Dereham, NR20 4HR

welcome to

Beech Road, Beetley, Dereham

>> Prominent Corner Plot! NEARLY 1400 square foot of living space. 3 DOUBLE bedrooms link-detached house, offered for sale with NO ONWARD CHAIN. Occupying a LOVELY POSITION within the village of Beetley with 2 reception rooms, remarkable garden space, driveway parking, garage & much more!!



The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

With tiled flooring, door opening to hallway and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, hand wash basin, part tiled walls, tiled flooring, radiator and double glazed obscure glass window to side aspect.

Hallway

With tiled flooring, stairs rising to first floor landing, under stairs storage cupboard, radiator, door opening to kitchen and further door opening to;

Lounge

18' 3" x 13' 2" (5.56m x 4.01m)

With tiled flooring, central gas fireplace with tiled hearth and decorative surround, radiator, double glazed French style doors opening to the rear garden and double doors opening to;

Dining Room

11' 7" x 10' 5" (3.53m x 3.17m)

With tiled flooring, ceiling fan, radiator, double glazed window to rear aspect and archway opening to;

Kitchen

12' 5" x 10' 3" (3.78m x 3.12m)

A range of wall and base units with complementary rolled edge work surfaces over, inset sink with mixer tap, tiled splashbacks, space for electric oven, space for fridge freezer, plumbing available for washing machine, tiled flooring, double glazed window to front aspect and double glazed external door opening to the side aspect.

First Floor Landing

With fitted carpet flooring, airing cupboard housing hot water tank, loft access, double glazed window to front aspect and doors opening to all bedrooms and bathroom.

Bedroom One

14' 6" x 10' 6" (4.42m x 3.20m)

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

Bedroom Two

13' 3" x 11' 3" (4.04m x 3.43m)

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

Bedroom Three

12' 5" x 10' 2" (3.78m x 3.10m)

With fitted carpet flooring, radiator and double glazed window to front aspect.

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, P-shaped bath with shower over, part tiled walls, fitted carpet flooring, radiator and double glazed obscure glass window to front aspect.

Outside

The property sits on an attractive corner plot and is approached by a brickweave driveway which provides off-road parking and access to the garage. The slightly elevated property further enjoys a low maintenance front garden and gated access to the rear aspect.

Stepping out to the well-proportioned rear, you are greeted by a charming patio seating area which overlooks the plot. The garden is laid predominately to shingle, for ease of maintenance, and enjoys various shrubs and plant beds, adding a touch natural greenery. Convenient storage is provided by a timber storage shed and summer house. Timber fencing divides the garden and also encloses the property boundaries.

Garage

With power, lighting, double glazed window to rear aspect, personal door access from the garden and electric door to front.

Location

Beetley is a sought after village situated about 3 miles from the bustling market town of Dereham and 15 miles from the City of Norwich. There is a primary school, a public house and in Old Beetley an excellent example of a 14th century church. Beetley is within the catchment area for Litcham High School and Gressenhall Museum is located on the edge of the village. Beetley Meadow is approximately a 5 minute walk away and is ideal for dog walking and has a dedicated children's play area.



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.focallagent.com



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welcome to

Beech Road, Beetley, Dereham

- NO ONWARD CHAIN!
- Presentable 3 Bedroom Link-Detached House
- Nearly 1400 square feet of living space including Living room and Dining Room
- Fitted Kitchen With Separate Dining Room
- Cloakroom W.C And Family Bathroom
- Generous Sized Plot With Low Maintenance Gardens
- Driveway Parking And Garage
- Well-Regarded Village Location

Tenure: Freehold EPC Rating: D

£325,000



directions to this property:

From Dereham town proceed along Quebec Road out of town until reaching the turning onto the Fakenham Road (B1146). Proceed into Beetley and take the first right into Beech Road. The property can be found on the right hand side, identified by our William H Brown 'For Sale' board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116678 - 0005

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