



Stone Road, Beetley, Dereham, NR20 4LS

welcome to

Stone Road, Beetley, Dereham

NO ONWARD CHAIN! An extremely well-presented 3 bedroom semi-detached home, located within this established development in the heart of Beetley. The village lies close to local amenities and the recreation ground, further boasting a modern fitted kitchen, 2 generous reception rooms, garden & garage!!



Description

We are delighted to present this well-proportioned 3 bedroom semi-detached house, located within the sought-after village of Beetley which lies only 2.5 miles from the thriving market town of Dereham.

In brief, the internal ground floor accommodation comprises; entrance porch, attractive fitted kitchen with some integrated appliances, spacious dining room with spiral staircase leading to the first floor landing, conservatory overlooking the rear aspect and the dual aspect lounge. This is complemented on the first floor by three good sized bedrooms and the four piece family bathroom.

Coupled with the accommodation, the property further benefits from oil fired central heating and double glazed windows throughout. Outside, a driveway provides an off-road parking space and access to the garage, together with a privately enclosed rear garden which offers space for outside entertaining and relaxing.

Viewing is essential to fully appreciate the accommodation - contact us today!

The Accommodation

Double glazed entrance door opening to;

Entrance Porch

With wood effect flooring and door opening to;

Kitchen

7' 2" x 12' 3" (2.18m x 3.73m)

A range of wall and floor mounted units with complementary rolled edge work surfaces over and upstands, inset sink and drainer with mixer tap, built-in electric oven, inset electric hob with stylish splashback and extractor hood over, integrated fridge freezer, plumbing available for dishwasher and washing machine, wood effect flooring, inset ceiling spotlights, built-in storage cupboard, double glazed windows to side aspect and opening to;

Dining Room

15' 6" x 12' 3" (4.72m x 3.73m)

With wood effect flooring, spiral staircase leading to the first floor landing, radiator, archway to lounge and double glazed sliding patio door opening to;

Conservatory

9' 1" x 9' 11" (2.77m x 3.02m)

UPVC and brick build with wood effect flooring, double glazed windows surrounding and double glazed external door opening to the rear garden.

Lounge

15' 6" x 12' 3" (4.72m x 3.73m)

Dual aspect room with wood effect flooring, radiator and double glazed windows to front and side aspects.

First Floor Landing

With fitted carpet flooring, loft access and doors opening to all bedrooms and bathroom.

Bedroom One

8' 2" x 12' 2" (2.49m x 3.71m)

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

Bedroom Two

7' 4" x 12' 4" (2.24m x 3.76m)

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

Bedroom Three

8' 1" x 9' 9" (2.46m x 2.97m)

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

Family Bathroom

Four piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, panelled bath, walk-in shower cubicle, wood effect flooring, inset ceiling spotlights, radiator and double glazed obscure glass window to front aspect.

Outside

The front of the property is approached by a brickweave pathway which leads to the main entrance and side gate. The remainder of the front is laid to shingle, offering a low-maintenance feature. To the side of the property, a dropped kerb provides access to the hard standing driveway which provides further access to the garage.

Stepping out to the rear, the garden is laid predominately to lawn and benefits from a charming patio seating area, ideal for entertaining friends and family during the warmer months of the year. Within the garden are raised flower beds and a timber storage shed for convenient storage space. Timber fencing and mature hedging fully enclose the property and provide complete privacy. Personal door access leads to;

Garage

With power, lighting and up and over 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.

directions to this property:

Upon entering the Village of Beetley proceed towards the village centre taking the right hand turn to Beech road. Follow the road around to the right and take the first right hand turn into Stone Road and the property can be found on the right hand side, identified by our William H Brown 'For Sale' board.



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welcome to

Stone Road, Beetley, Dereham

- NO ONWARD CHAIN!
- Modern 3 Bedroom Semi-Detached House
- 2 Reception Rooms And Conservatory
- Stylish Fitted Kitchen
- Oil Fired Central Heating And Double Glazed Windows
- Privately Enclosed, Inviting Rear Garden
- Off-Road Parking And Garage
- Popular Village Location

Tenure: Freehold EPC Rating: D



£260,000

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116075 - 0005

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