



**Ashley Road, Beetley, Dereham, NR20 4BS**



**welcome to**

**Ashley Road, Beetley, Dereham**

A very well-presented 2 double bedroom link-detached bungalow, located within the well-regarded village of Beetley. The home boasts a well-appointed kitchen/breakfast room, welcoming lounge, modern bathroom, lovely gardens, driveway parking, garage & woodland behind!



## Description

Welcoming to the market this delightful 2 double bedroom bungalow which offers comfortable and stylish living throughout. Located within a well-established development in a sought-after village and offering access to local amenities and facilities.

The property features an entrance hall, welcoming lounge, a striking kitchen/breakfast room with contrasting units and a selection of integrated appliances, two double bedrooms and a modern bathroom suite. Outside, the home is equally impressive, with a beautifully maintained front garden, a brickweave driveway, and a garage. To the rear, an enclosed, landscaped garden provides a peaceful retreat, complete with direct access to the woodland beyond - perfect for nature lovers, dog owners and those seeking tranquillity.

Coupled with the accommodation, the property further benefits from oil fired central heating and double glazed windows throughout.

Internal and external viewings are highly recommended!

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Fitted carpet flooring, airing cupboard housing hot water tank, radiator and doors opening to all bedrooms.

### Lounge

14' 7" x 11' 6" ( 4.45m x 3.51m )

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

## Kitchen/Breakfast Room

14' 3" x 10' 6" ( 4.34m x 3.20m )

A stylish range of charcoal grey wall and floor mounted base units with complementary marble effect work surfaces over and upstands, inset sink with mixer tap, built-in eye-level electric oven, inset induction hob with splashback and concealed extractor over, integrated washing machine, space for fridge, breakfast bar, wood effect flooring, radiator, double glazed window to rear aspect and external double glazed door opening to the side aspect.

### Bedroom One

10' 7" x 9' 5" ( 3.23m x 2.87m )

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to front aspect.

### Bedroom Two

10' 7" x 10' 5" ( 3.23m x 3.17m )

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

## Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, tiled splashbacks, wood effect flooring, radiator and double glazed obscure glass window to rear aspect.

## Outside

To the front of the property, there is a brickweave driveway which provides off-road parking and access to the single garage. The remainder of the frontage is laid to well-manicured lawn, featuring slate borders for texture, plant beds for added colour, mature shrubs and a paved pathway which leads to the main entrance and side gate.

Stepping out to the attractive rear, the garden is laid predominately to well-tended lawn, complemented by a paved patio area, ideal for outside seating, entertaining and dining space. The garden is further enhanced by a variety of plant beds and borders which outline the space, shingle borders for ease of maintenance, a handy timber storage shed for added convenience and timber fencing which encloses the home for privacy and security. The charming bungalow further boasts a private entryway that leads directly into the serene woodland behind, offering a seamless blend of comfort and nature.

## Garage

Power, lighting, window to rear aspect, personal door to rear aspect 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, approximately 18 miles from the City of Norwich and within 20 miles of the north Norfolk coast. In Old Beetley there is an excellent example of a 14th century church and Gressenhall Museum is located on the edge of the village. There is a Thai restaurant, Methodist Church, Village Hall and excellent walks including Beetley River Meadows, Hoe Rough and Hoe Common.

## directions to this property:

Upon entering the village of Beetley from the Dereham direction, proceed over the bridge towards the village centre and take the second right hand turn into Elmham Road. Take the first right hand turn into Ashley Road and continue along. The property can be found on the right hand side.



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welcome to

## Ashley Road, Beetley, Dereham

- 2 Double Bedroom Link-Detached Bungalow
- Stylish Fitted Kitchen/Breakfast Room
- Modern Bathroom Suite
- Private, Attractive Rear Garden
- Serene Woodland Directly Behind
- Driveway Parking And Garage
- Sought-After Village Location
- Oil Heating And Double Glazed Windows

Tenure: Freehold EPC Rating: D

**£280,000**



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



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