



Birch Avenue, Beetley, Dereham, NR20 4JP

welcome to

Birch Avenue, Beetley, Dereham

Stylish, Renovated Home - No Chain! Step inside this immaculate 3 bedroom link-detached bungalow, located within a well-regarded village setting. The contemporary style home boasts a spacious open-plan lounge/kitchen, en suite facilities, landscaped private garden & driveway parking!!



Description

We are excited to present this fully renovated 3 bedroom link-detached bungalow, offering stylish, modern living in a well-designed single-level layout. Occupying a quiet cul-de-sac position, the home is located within the popular village of Beetley, within reach of local amenities.

The heart of the home is a spacious open-plan lounge and fitted kitchen with some integrated appliances, ideal for both everyday living and entertaining. The master bedroom benefits from a sleep en suite shower room, while two further bedrooms are served by a contemporary family bathroom.

Outside, the property features a driveway providing off-road parking and an enclosed rear garden that has been recently landscaped, complete with newly laid lawn - perfect for relaxing or outdoor dining. Coupled with the accommodation, the property further benefits from oil fired central heating and double glazed windows throughout.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Karndean flooring, inset ceiling spotlights, radiator, double glazed window to rear aspect, double glazed external door opening to the rear garden, door opening to master bedroom and further door to;

Lounge/Kitchen

19' 1" x 18' 9" (5.82m x 5.71m)

A stylish range of grey wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood over, integrated fridge freezer, space for washing machine, Amtico flooring, inset ceiling spotlights, two radiators, double glazed windows to front and side aspects, and doors opening to remaining bedrooms and family bathroom.

Master Bedroom

15' 7" x 7' 4" (4.75m x 2.24m)

Fitted carpet flooring, loft hatch, radiator, 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 double shower cubicle, tiled walls, Karndean flooring, inset ceiling spotlights and heated towel rail.

Bedroom Two

11' 2" x 10' 4" (3.40m x 3.15m)

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

Bedroom Three

8' 3" x 8' (2.51m x 2.44m)

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

Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, tiled walls, Karndean flooring, heated towel rail and double glazed obscure glass window to side aspect.

Outside

The front of the property is laid to shingle, for ease of maintenance, alongside a hard standing driveway which provides off-road parking.

Stepping out to the landscaped rear, the garden is laid predominately to well-kept lawn, enhanced by a paved patio seating area, established tree which adds character, gated access to the front aspect and timber fencing which encloses for privacy.

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 take the first right hand turn into Beech Road. Proceed and turn right into Birch Avenue where the property can be found on the left hand side, identified by our William H Brown "For Sale" sign.



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welcome to

Birch Avenue, Beetley, Dereham

- *NO ONWARD CHAIN*
- Recently Renovated 3 Bedroom Link-Detached Bungalow
- Beautifully Presented, Modern Home
- 19' Open-Plan Lounge/Fitted Kitchen
- Master Bedroom En Suite
- Private, Landscaped Garden And Driveway
- Cul-De-Sac Village Location
- Local Amenities And Facilities Close By

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£270,000



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.localagent.com



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Property Ref:
DRM117320 - 0003

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