



**Willow Court, Beetley, Dereham, NR20 4TE**



**welcome to**

**Willow Court, Beetley, Dereham**

>> Fantastic Cul-De-Sac Position! A generously-proportioned 3 bedroom detached bungalow, set within an enclosed plot within the popular village of Beetley. Offered with no onward chain and boasting 2 reception rooms, conservatory, en suite, wrap-around gardens, ample parking, garage & more!!



## Description

We are delighted to welcome to the market this well-presented 3 bedroom detached bungalow, occupying a good-sized cul-de-sac plot within a well-regarded village location, close by to local amenities.

In brief, the internal accommodation comprises; entrance porch leading through to the entrance hall, generous 18' lounge, bright conservatory, fitted kitchen, formal dining room which offers flexible use, master bedroom with built-in wardrobes and en suite shower room, two further bedrooms and the family bathroom suite.

Outside, there is secure off-road parking provided by a brickweave driveway which also leads to the single garage, together with a fully enclosed, wrap-around garden, enhanced by a variety of plants and summer house, perfect for keen gardeners. Coupled with the accommodation, the property further benefits from oil fired central heating and double glazed windows throughout.

Offered for sale with NO ONWARD CHAIN, internal and external viewings are essential!

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Porch

Double glazed window to front aspect and door opening to;

### Entrance Hall

Fitted carpet flooring, airing cupboard housing hot water tank, air con, loft access, radiator, doors opening to lounge, kitchen, all bedrooms and family bathroom.

### Lounge

18' 1" x 11' 2" ( 5.51m x 3.40m )

Fitted carpet flooring, central electric fireplace with tiled hearth and wooden mantle, air con, radiator, double glazed window to front aspect and double glazed sliding door opening to;

## Conservatory

12' 2" x 6' 9" ( 3.71m x 2.06m )

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

## Kitchen

11' 3" x 8' 7" ( 3.43m x 2.62m )

A range of 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, space for free standing fridge freezer, space for washing machine, tiled flooring, radiator, double glazed window to side aspect and door opening to;

## Dining Room

8' 2" x 7' 9" ( 2.49m x 2.36m )

UPVC and brick build with wood flooring, radiator, double glazed windows surrounding and double glazed patio doors opening to the rear garden.

## Bedroom One

13' 8" max x 12' 7" ( 4.17m max x 3.84m )

Fitted carpet flooring, built-in wardrobes, 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 shower cubicle, tiled walls, tiled effect flooring and radiator.

## Bedroom Two

11' 3" x 9' 4" ( 3.43m x 2.84m )

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

## Bedroom Three

9' 4" x 8' ( 2.84m x 2.44m )

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 walls, tiled flooring, radiator and double glazed obscure glass window to rear aspect.

## Outside

The property is set within an enclosed plot, providing a sense of privacy and security. Gated access opens to a brickweave driveway, offering sufficient off-road parking space and access to the garage. The remainder of the frontage is laid to shingle, boarded by shrub beds and enhanced by attractive plant beds, offering a low-maintenance seating area or additional parking space.

To the rear, the property boasts a fully enclosed, wrap-around garden, offering a private, peaceful outdoor space. Predominately laid to lawn, the garden features a variety of raised levels and slate beds that add depth. Numerous well-stocked plant beds and established trees provide year-round interest, while walkways invite you to explore different areas of the garden. A charming summer house sits within, alongside a convenient storage shed.

## Garage

19' 8" x 8' 2" ( 5.99m x 2.49m )

Power, lighting, double glazed window to rear, personal door from garden 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.



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welcome to

## Willow Court, Beetley, Dereham

- No Onward Chain!
- Well-Proportioned 3 Bedroom Detached Bungalow
- Versatile Living Accommodation
- 2 Reception Rooms And Conservatory
- Master Bedroom En Suite Shower Room
- Well-Stocked, Wrap-Around Gardens
- Secure Ample Parking And Garage
- Quiet Cul-De-Sac Position In Beetley

Tenure: Freehold EPC Rating: D  
Council Tax Band: C



Total floor area 116.5 m<sup>2</sup> (1,254 sq.ft.) approx

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

**£375,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DRM117189 - 0003

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