



3 Park Farm Barns Beeston Lane, Beeston, Norwich, NR12 7BP

£675,000









# 3 Park Farm Barns Beeston Lane

Beeston, Norwich, NR12 7BP

- Brand New Barn Conversion
- Huge Attention To Detail
- Three Double Bedrooms
- Attractive Kitchen/Dining Room With Vaulted Ceiling
- Driveway Parking & Garage
- Stunning Interiors
- Generous Accommodation
- Master Suite With Dressing Room & En-Suite Shower Room
- Enclosed Gardens
- Delightful Rural Location Close to The City

Aldreds are delighted to offer this stunning barn conversion finished to an impeccable standard with a high attention to detail. This newly completed property is located in a very desirable rural location on the edge of Beeston Park, close to the City of Norwich and within easy access of the NDR Broadland Northway.

With light and spacious accommodation throughout, the barn is finished beautifully with generous accommodation including an impressive entrance hall leading onto a wonderful double aspect kitchen/dining room with vaulted ceiling and exposed beams, walk in pantry, utility room, cloakroom, an impressive garden facing lounge, three double bedrooms including a master suite with dressing room and en-suite shower room, along with a family bathroom with shower and a free standing bath.

The property offers zoned underfloor heating via an air source heat pump, sealed unit double glazed windows in timber frames, driveway parking, an adjoining garage and two enclosed garden areas. Early internal viewing is strongly recommended to appreciate this high quality conversion which is ready to move in, complete with flooring.

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## Entrance Hall

Part glazed entrance door with glazed side panels, vaulted ceiling with exposed beam, power points, wall lighting, feature low level picture window looking onto the rear garden, open plan access to kitchen/dining room, doors leading off;

## Plant Room 5'11" x 4'9" (1.82m x 1.45m)

Manifold for underfloor heating, pressurised hot water cylinder and central heating controls.

## Cloakroom

Part vaulted ceiling, ventilation, exposed beam, low level w.c., hand wash basin on an ornate sewing wheel table, heated towel rail.

## Pantry 5'4" x 5'4" (1.64m x 1.64m)

Beautifully shelved with lighting.

## Kitchen/Dining Room 26'8" reducing to 19'8" x 17'9" (8.14m reducing to 6m x 5.42m)

A stunning double aspect room with windows to front aspect (one with a delightful window seat), roof lights and doors to rear aspect and garden, vaulted ceiling with exposed beams, a range of fitted kitchen units with solid wood work surface and upstand, double ceramic butler sink with mixer tap, range cooker with chimney style extractor over, fridge-freezer, dishwasher, island unit with breakfast bar overhang, door giving access to;







#### Utility Room 8'7" x 6'6" (2.63m x 1.99m)

Ventilation, inset LED ceiling lighting, range of fitted units with solid wood work surface and upstand, ceramic sink with mixer tap, plumbing for washing machine, power points, door leading to garage.

#### Lounge 25'8" x 12'0" (7.83m x 3.68m)

Vaulted ceiling with roof light to side aspect, side facing window and glazed French doors leading to garden area, power points, television point, wall down lighting, feature stable style sliding door, access to;

#### Rear Hallway

Glazed French doors with glazed side panels and an additional glazed door leading onto garden, power points, inset LED ceiling lighting, smoke detector, cupboard housing electric fuseboard, doors leading off;

#### Master Bedroom 15'7" x 13'8" (4.75m x 4.17m)

Vaulted ceiling with roof light to side aspect with remote solar powered blind, glazed French doors with glazed side panels leading to garden, power points, two television points, mezzanine shelf into roof apex, doors leading off;

#### Dressing Room 7'4" x 6'2" (2.24m x 1.89m)

Fitted hanging rail, power points, inset LED ceiling lighting.

#### Directions

On The NDR Broadland Northway heading West from the roundabout with the Wroxham Road, turn left towards Norwich at the roundabout with the B1150 North Walsham Road, passing the Beeston Garden Centre immediately on your left. Continue for approx 500 yards before turning left into Beeston Lane. Continue for about half a mile, passing in front of Beeston Hall on your left before reaching a small junction and turn back on yourself to the left, where the property can be found a short way along on the right hand side, adjacent to Park Farm House.





### En-Suite Shower Room

Vaulted ceiling with roof light to side aspect, inset LED ceiling lighting, large shower with tiled surround, fixed screen and raindrop shower head, hand wash basin on a bespoke fitted drawer unit, wall lighting, heated towel rail, ventilation, low level w.c.

### Bedroom Two 14'4" x 10'8" (4.38m x 3.27m)

Vaulted ceiling with mezzanine storage into eaves, roof light to side aspect with solar powered remote blind, power points, television point.

### Bedroom Three 13'1" x 10'8" (4.01m x 3.27m)

Vaulted ceiling with mezzanine storage into eaves, roof light to side aspect with solar powered remote blind, power points, television point.

### Bathroom

Vaulted ceiling with roof light to side aspect, inset LED ceiling lighting, ventilation, large shower with tiled surround, fixed screen and raindrop shower head, free standing bath with mono bloc pillar tap, low level w.c., hand wash basin on a bespoke fitted drawer unit, shavers point, heated towel rail.

### Garage 18'5" x 11'3" (5.62m x 3.44m)

Electrically operated roller door, power and lighting, part glazed door to rear garden.

### Outside

The property offers driveway parking via a pea-shingled driveway to the side of the property with parking space for two vehicles with timber fencing and discreet gate dividing into a private garden area to the side of the property, laid to lawn with a shingled seating area, power points, provision for EV charging, water supply, external lighting. To the rear of the property is an additional lawned garden, nicely enclosed with willow hurdle fencing, external lighting.

### Tenure

Freehold.

### Services

Mains water, electric and drainage via private treatment plant.

### Council Tax

Broadland District Council. Yet to be banded

### Location

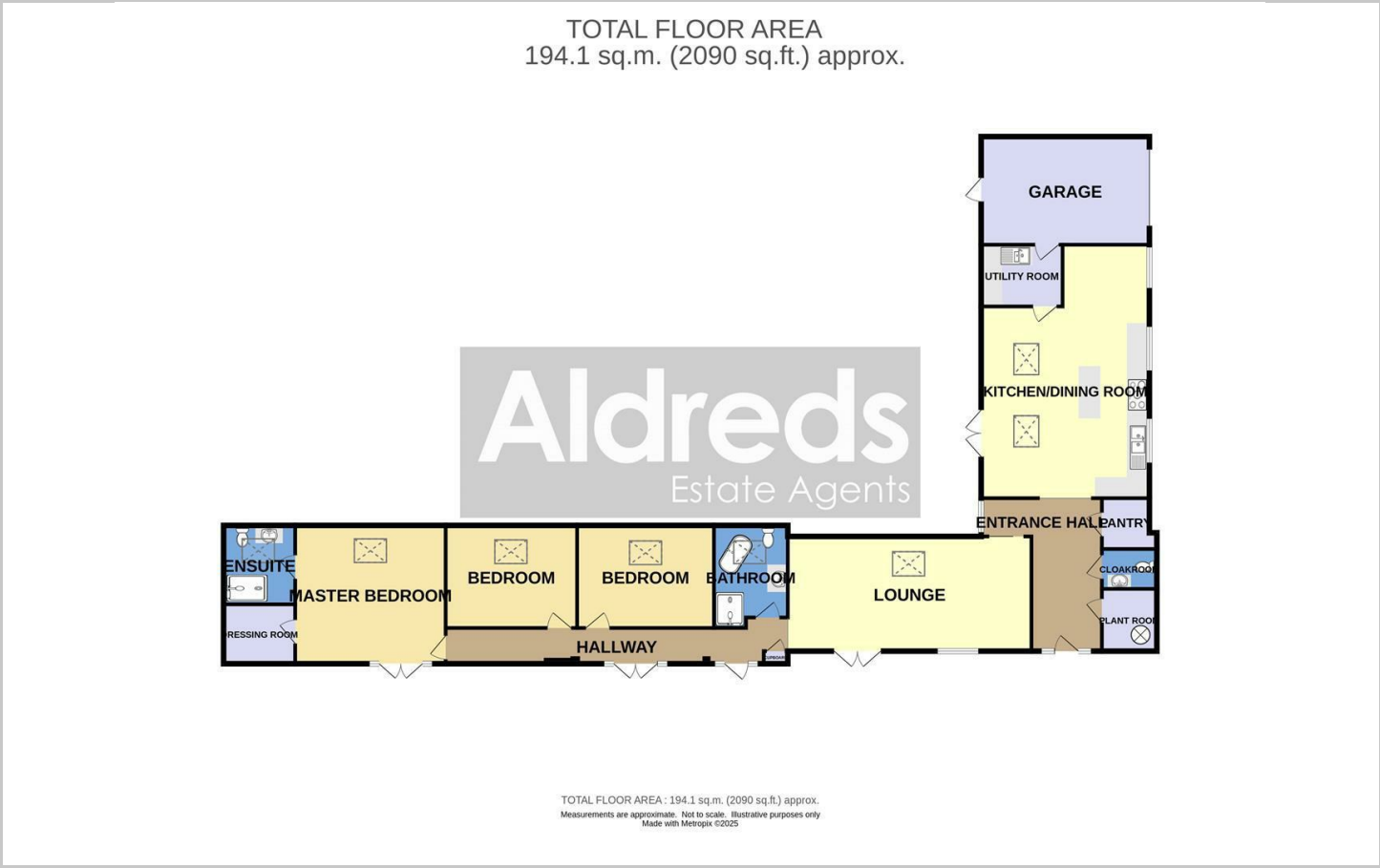
Beeston St Andrew is a delightful, rural location, conveniently located inside the NDR Broadland Northway and between the the Wroxham and North Walsham Roads to the North East of the City. The delightful parkland surroundings of Beeston Park offer a wonderful environment for those wanting to be close to the City but with a countryside feel.

### Reference

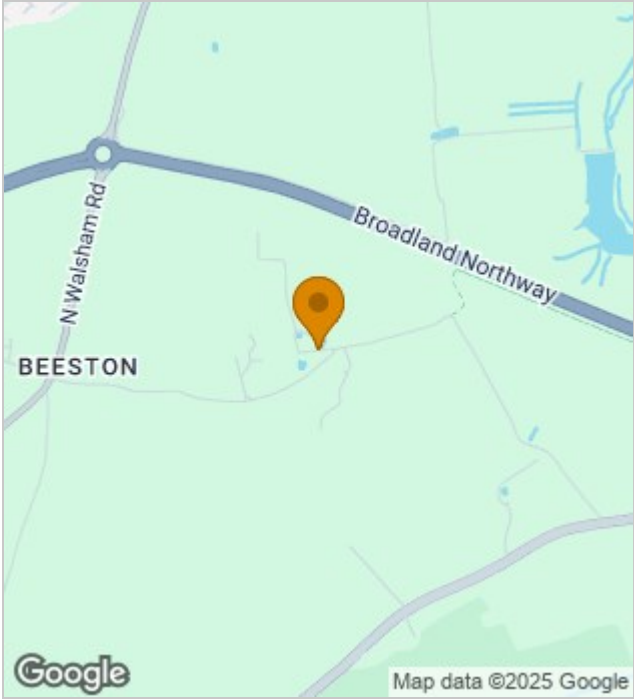
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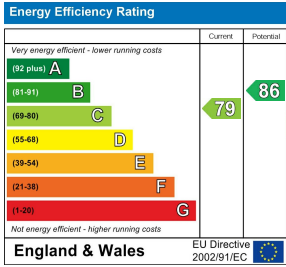
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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