



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.

£675,000



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;





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.



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.



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

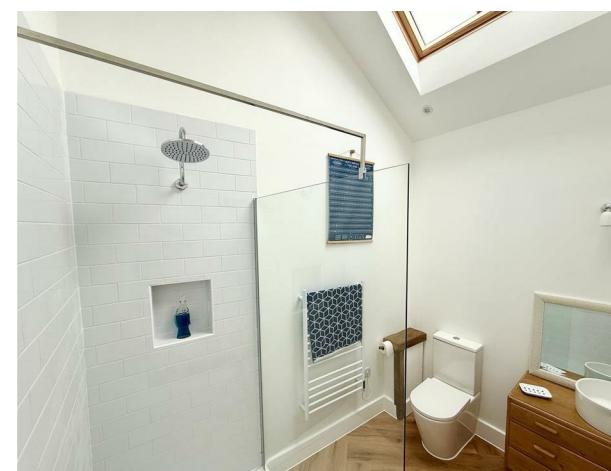
Broadland District Council. Yet to be banded

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

PJL/S9949



Floor Plans



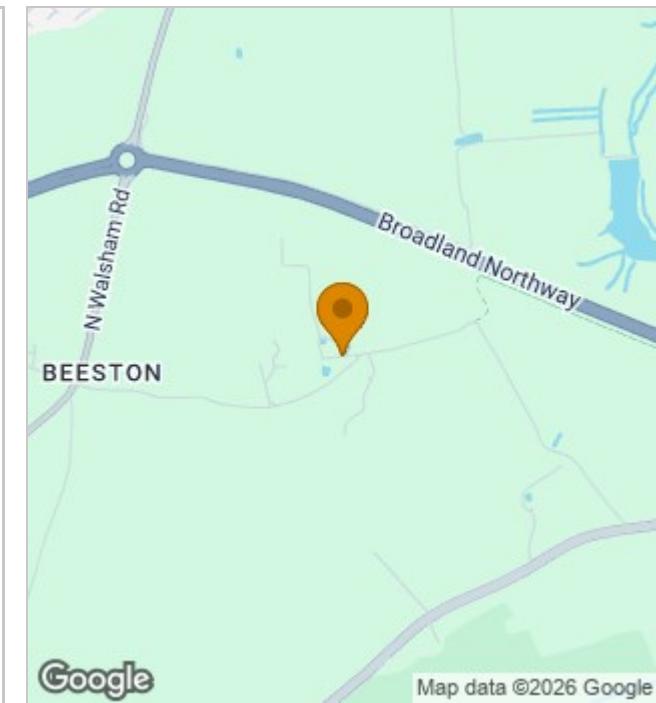
Viewing

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

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Location Map



Energy Performance Graph

