



Hawthorns, Dereham Road, Beeston, PE32 2NQ

welcome to

Hawthorns Dereham Road, Beeston

>>MODERN FAMILY HOME - This substantial 6 bedroom detached family home, occupying a semi-rural village location set on a generous plot with a good size rear garden and ample off-road parking, offering four reception rooms, good size kitchen, separate utility and much more!



Accommodation:

UPVC Part glazed entrance door opening to:

Entrance Hall

Tiled Flooring, radiator, internal doors opening to kitchen and ground floor w.c.

Inner Hall

Tiled flooring, stairs rising to first floor landing, internal doors opening to kitchen and family room, UPVC double glazed window to the front aspect.

Ground Floor Cloakroom W.C

Suite comprising low level w.c, hand wash basin, radiator, tiled flooring, UPVC double glazed window to the front aspect.

Family Room

12' 11" x 12' 4" (3.94m x 3.76m)

Feature fireplace with inset wood burning stove, wooden flooring, radiator, UPVC double glazed window to the front and side aspect.

Dining Room

12' 10" x 11' 11" (3.91m x 3.63m)

Wooden flooring, radiator, UPVC double glazed window to the side aspect.

Lounge

14' 11" x 12' 4" (4.55m x 3.76m)

Oak wood flooring, radiator, television point, UPVC double glazed window to rear aspect, UPVC double glazed French style doors to the garden.

Kitchen

18' 7" Max x 14' 3" Max (5.66m Max x 4.34m Max)

Stunning kitchen with a comprehensive range of wall and floor mounted fitted kitchen units and work surfaces over, inset sink with swan-neck mixer tap, tiled splash backs and surrounds, integrated eye-level double oven, fitted induction hob with cooker hood over and tiled splashbacks, radiator, oak wood flooring, space for a fridge/freezer, integrated dishwasher, built-in storage cupboard, UPVC double glazed window to the rear aspect, UPVC part glazed external door opening to the rear garden.

Utility

7' 7" x 9' (2.31m x 2.74m)

Tiled flooring, wall mounted storage units, plumbing for a washing machine, UPVC double glazed window to rear aspect, personal door opening to the rear garden.

Snug

13' 7" x 11' 4" (4.14m x 3.45m)

Laminate flooring, television point, radiator, UPVC double glazed window to side aspect.

Ground Floor Shower Room

Suite comprising low level w.c, pedestal hand wash basin, sliding door walk in shower cubicle with electric shower over, fully tiled walls, tiled flooring, heated towel rail, fitted bathroom cabinet, extractor fan,

Bedroom 4

14' 9" x 7' 6" (4.50m x 2.29m)

Laminate flooring, radiator, dual aspect UPVC double glazed windows to front and side aspects.

Bedroom 5

11' 5" x 9' 11" (3.48m x 3.02m)

Laminate flooring, radiator, UPVC double glazed window to front aspect.

First Floor Landing

Carpet flooring, built-in storage cupboards, radiator, internal doors opening to all first floor rooms.

Master Bedroom

19' 2" x 14' 8" (5.84m x 4.47m)

Built-in bedroom furniture, carpet flooring, radiator, Velux windows, internal door opening to:

En Suite Bathroom

4-piece bathroom suite comprising low level w.c, pedestal hand wash basin with mixer tap, corner sliding door shower cubicle with electric shower and shower board walls, tiled flooring, panelled bath, radiator, shaving point, Velux window.

Bedroom 2

13' x 10' 11" (3.96m x 3.33m)

Carpet flooring, radiator, UPVC double glazed bay window to the front aspect.

Bedroom 3

12' 10" x 11' 3" (3.91m x 3.43m)

Laminate flooring, radiator, UPVC double glazed window to the side aspect.

Bedroom 6

7' 11" x 7' 11" (2.41m x 2.41m)

Built-in storage cupboard, carpet flooring, radiator, UPVC double glazed window to the rear aspect.

Family Bathroom

Suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower unit over and fully tiled walls behind, radiator, tiled flooring, half height tiled walls, UPVC double glazed obscure glass window to the front aspect.

Outside

The property is approached by a large shingle driveway with a decorative lawned area to one side, an established hedge provide privacy from the road. A timber gate to the side provides access to the rear garden.

The rear garden, which is a particular feature, is fully enclosed and mainly laid to lawn and bordered by established plants, shrubs and trees, a patio provides a seating area. To the rear of the garden sits a timber built storage shed and an additional patio seating area.

Location

Beeston is a semi-rural village situated in the Breckland District of Norfolk and lies 1.6 miles north of the A47, and 8 miles by road north east from the historic market town of Swaffham. The village offers amenities and facilities including a primary school and village hall with children's play equipment. The neighbouring village of Litcham boasts Doctors, Primary and High School. Beeston is 8 miles from Dereham, under 25 miles to Kings Lynn and under 30 mins to Norwich. Swaffham itself is located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. Swaffham boasts ample free parking within the town and has a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages, sport and leisure facilities and just on the outskirts, a popular golf club. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London from nearby Downham Market.

Council Tax Band

This property is Council Tax band D.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.



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welcome to

Hawthorns Dereham Road, Beeston

- A substantial 6 bedroom detached family home
- Good size lounge, snug, family room and dining room
- Ground floor shower room, en suite facilities and the family bathroom
- Generous master bedroom along with two ground floor bedrooms
- Well-manicured front and rear gardens

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



£500,000

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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Property Ref:
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directions to this property:

From Swaffham town centre take Norwich Road out of town and at the roundabout with McDonalds turn right onto A47 in the direction of Norwich. Follow this road for several miles passing through the village of Little Fransham. Take the next left hand turning signposted Beeston and follow this road for several miles into the village of Beeston. Once in the village follow Dereham Road or about half a mile where the property can be found on the right hand side.



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