



12 Elmham Road

£325,000

A spacious extended five bedroom detached bungalow situated within the sought-after village location of Beetley.

This property requires refurbishment and sits on a 0.40 acre plot, offering ample space outside as well as inside.

Having been extended, the property boasts a spacious entrance hall, a generous living room, kitchen/breakfast room, adjacent utility room and a sunroom.

Further on, there are the five bedrooms, with three at the front of the property and two at the rear. There are also two separate shower rooms.

Outside to the front, is a long driveway with a garden area with surrounding trees and shrubs. The driveway leads to a garage with up and over door.

To the rear of the property is a generous rear garden with ample space, this is mainly grass with surrounding flowerbeds and shrubs.

The property is offered for sale with no onward chain.

Services

Oil central heating. Mains water, drainage, and electricity are connected.



Situation

Beetley is a good-sized village situated some 3 miles North of Dereham with an excellent school and New Inn Thai Restaurant & Public House. There is a village post office and shop in Gressenhall approximately 1 mile west and there are many further excellent amenities in Dereham.

Directions

From Dereham town centre proceed along Quebec Road in direction of Fakenham. Head out of the town past the Golf Club and after roughly 3 miles take the left hand turning onto the B1146 signposted for Beetley and Fakenham. After approximately 1 mile, turn right onto Elmham Road, where the property will be found on the right hand side identified by a Parsons & Company 'For Sale' board.

For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Dereham office and the property reference is AD0209.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Approximate total area¹⁾
 1521.06 ft²
 141.31 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	TBC	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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