



4 Stone Road

£280,000

A well presented extended three-bedroom semi-detached house situated in the sought-after village location of Beetley.

This home is ideal for a first-time buyer or someone looking to downsize.

You are greeted with an entry leading to a modern fitted kitchen with a range of integrated appliances, this then leads through to a central dining room providing a great hosting space with a spiral staircase to landing.

Further on, there is a cosy living room plus a conservatory providing ample living space.

Upstairs, there are three bedrooms that are all serviced by a modern four-piece bathroom suite with double size shower cubicle.

Outside, to the front, is a hard gravelled hardstanding area with footpath leading to front door and side access.

To the rear, is a patio area providing pedestrian access to garage and a secluded laid grass area with surround shrubs.

A parking space can also be found in front of the garage.

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

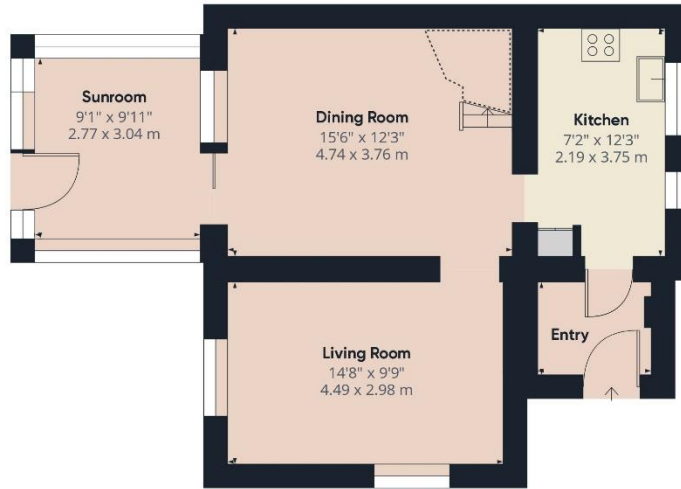
From Dereham town centre proceed along Quebec Road in direction of Fakenham. Head out of the town past the Golf Club and after roughly 3 miles take the left hand turning onto the B1146 signposted for Beetley and Fakenham. After approximately 1 mile, turn right onto Beech Road followed by the first right onto Stone Road. The property will be found on the right hand side.

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 AD0223.

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.





Ground Floor Building 1



Floor 1 Building 1

PARSONS
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Approximate total area⁽¹⁾

973.23 ft²
90.42 m²

Reduced headroom

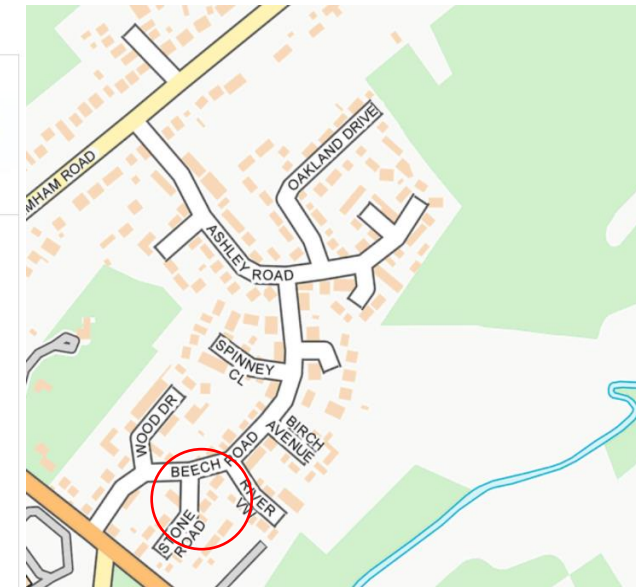
17.13 ft²
1.59 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

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		98
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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