



## 12 Beech Road

£220,000

A highly presented two-bedroom semi-detached house situated in the sought-after village location of Beetley.

The property is ideal for a first-time buyer or someone who is looking to downsize.

You are greeted with a separate entrance hall that leads to a living room with oak flooring, doors and spiral staircase, there is also a conservatory with utility space.

Further on, there is a modern fitted kitchen with grey high gloss fitted units plus integrated double oven, hob and fridge/freezer.

Upstairs, there is a spacious bedroom one, and a single bedroom that are both serviced by a modern shower room suite.

Outside, to the front is off-street parking for two vehicles via a driveway, plus a garage and additional parking that is accessed via Stone Road.

To the rear of the property is a private rear garden with a decked patio leading to laid to lawn grass with surround shrubs, plus a sun patio to the end of the garden.

### 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 where 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.**

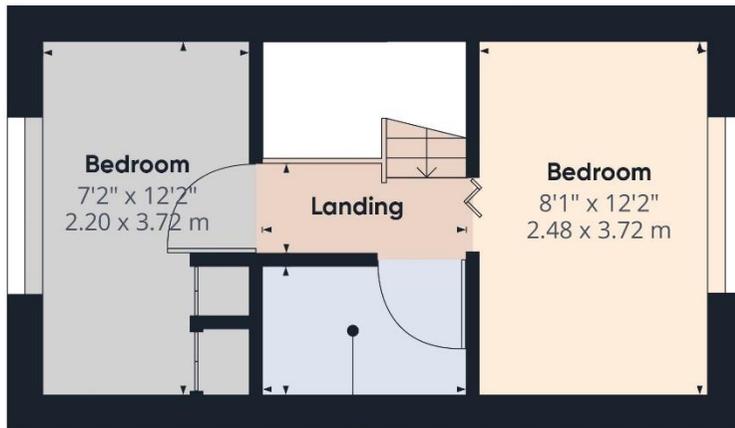
This property is being marketed by our Dereham office and the property reference is AD0238.

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



Bathroom

Floor 1



Approximate total area<sup>(1)</sup>

615.57 ft<sup>2</sup>  
57.19 m<sup>2</sup>

Reduced headroom

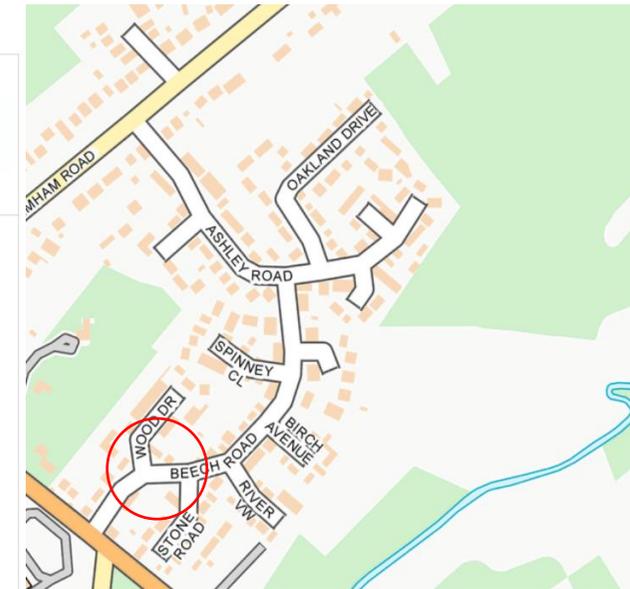
18.2 ft<sup>2</sup>  
1.69 m<sup>2</sup>

(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+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | <b>TBC</b>              |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

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