



80 Fakenham Road

Guide Price £650,000 - £665,000

A highly presented character property ideally situated around countryside in the sought-after village location of Beetley.

The property offers almost three accommodations, boasts a three-bedroom house, self-contained one-bedroom cottage and a two-bedroom detached bungalow all situated on this generous 0.57-acre plot.

The Main House

As you enter the main house, of which has been heavily extended, you are greeted with an entrance hall with adjacent WC/Cloakroom.

Next, you are welcomed by a stunning open place space boasts a re-fitted kitchen comprising of a full range of integrated appliances, quartz worktop and a central island unit with hob and ceiling extractor.

This space open to the dining area with orangery skylight and patio doors to garden that floods the room with light.

There is a main living space that is nestled into the area that benefits from a double-sided central log burner for those cosy winter nights.

Upstairs, are four bedrooms that consist of two double rooms and two singles that are all tied together via a central landing, of which are serviced with a four-piece family bathroom suite. A corridor leads to the cottage part of the property.



The Cottage

Attached to the main house, is a self-contained one-bedroom cottage that offers a cosy living with storage cupboard and a fitted kitchen with door to parking area.

Upstairs, is a double bedroom that is serviced by a three-piece family bathroom suite accessed via a small landing.

The Bungalow

Located in the garden grounds, is this two-bedroom detached bungalow.

The property boasts a living room with log burner, with a fitted kitchen/breakfast room immediately adjacent. Further on, there is a generous conservatory with garden views.

Two bedrooms can be accessed via the living room, and consists of a single and double bedroom respectively, these rooms are serviced by a shower room suite.

Outside

To the front, is ample off-street parking via a shingled driveway that leads to a gated underpass that opens to additional parking. The parking courtyard also provides access to a utility room. To the rear, is a patio area that leads to laid to lawn grass, flower beds, trees and shrubs around the grounds of the property; a bar area can also be found. The ground also provide access to the detached bungalow.





Services

The property benefits from oil central heating and the boiler is the latest energy efficient, condenser boiler. There is also underfloor heating in the main property. 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'.

Dereham is a well-served Breckland market town, located in the heart of Norfolk. The town offers a great mixture of excellent independent shops, national retailers, cafes and restaurants. Dereham has a good selection of primary and secondary education, with numerous bus connection from the town centre connecting the nearby villages.



Directions

To find the property from the 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 1.3 miles, the property will be found on the right hand side identified by a Parsons & Company 'For Sale' board.



Useful Information (where is the nearest?)

Doctors – Elmham Surgery (2.9 miles)

Dentist – Wellington House Dental Practice (3.1 miles)

Hospital – Norfolk & Norwich University Hospital (16.8 miles)

Primary School – Beetley Primary School (0.4 miles)

Secondary School – Northgate High School (2.9 miles)

Train Station – Wymondham (15.9 miles) or Norwich (24.3 miles)

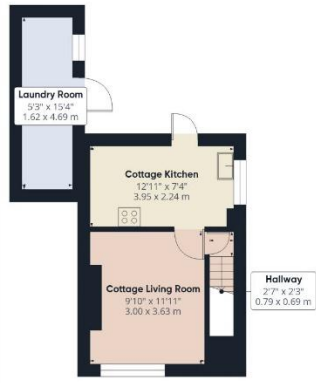
Airport – Norwich International Airport (19 miles)

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 AD0435.



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



Ground Floor Building 2

Approximate total area⁽¹⁾

2664 ft²
247.5 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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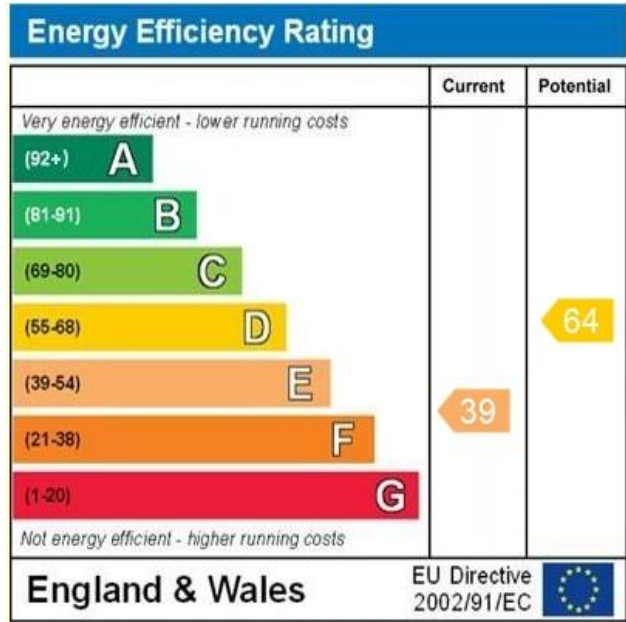
Energy Performance Certificate (EPC)

The graph below shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).



The full EPC report can be found at: <https://find-energy-certificate.service.gov.uk/energy-certificate/2175-2718-0110-2127-8148>



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