



THE STORY OF

Hawthorns

Beeston, Norfolk

SOWERBYS



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Hawthorns

Dereham Road, Beeston, Norfolk
PE32 2NQ

Annexe Opportunity

Multiple Reception Rooms

Modern Kitchen/Diner

Privately Enclosed Rear Garden

Popular Village and Primary School

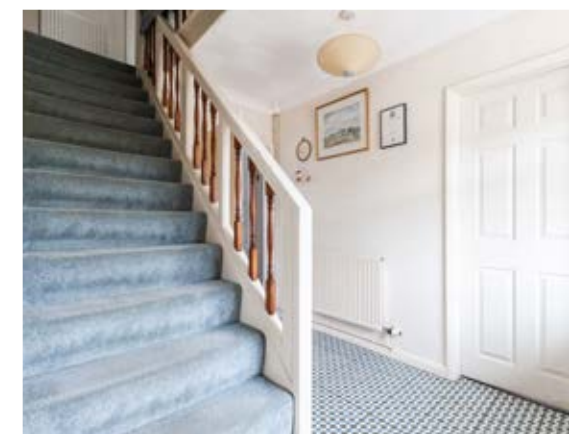
Easy Access to A47

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Hawthorns, Beeston, offers a versatile and spacious home in a highly regarded village setting, ideal for modern family living and multi-generational needs. Thoughtfully designed, this property presents multiple reception areas, providing flexibility whether you need dedicated spaces for entertaining, working from home, or relaxing.

At the heart of the home, a stylish kitchen/diner creates a practical and welcoming environment, perfectly suited to daily life and informal gatherings. The seamless connection to the privately enclosed rear garden invites indoor-outdoor living, offering a secure space for children, pets, and peaceful evenings.

The layout is well considered for those seeking an annexe opportunity, supporting independent living without compromise. Both upstairs and downstairs accommodation options make the home particularly adaptable to changing needs over time.

Positioned within the popular village of Beeston, Hawthorns benefits from a friendly local community, an excellent primary school within easy reach, and convenient access to the A47, ensuring effortless travel to surrounding towns and cities.

This is a home which balances everyday functionality with the potential for future lifestyle flexibility - a rare opportunity in a well-connected village setting.



A home which can cater to family life along with multi-generational needs.





First Floor
Approximate Floor Area
931 sq. ft
(86.49 sq. m)



Ground Floor
Approximate Floor Area
1392 sq. ft
(129.32 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Beeston

PEACEFUL VILLAGE LIVING WITH
CONVENIENT CITY ACCESS

Beeston is a conveniently situated small village, close to the A47, but set back far enough for a quiet location. Its close proximity to the A47 gives easy access to Dereham, Norwich and Swaffham and Fakenham. There are rail links to London and Cambridge from Downham Market which is 23 miles away, and an airport in Norwich which is 24 miles away. Beeston has a pleasant community and a useful village store and pub which is owned and run by the community. There is also small primary school.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city.

Swaffham is a thriving and historic market town with an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent Golf Club. The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and ‘The Buttercross’.



Note from Sowerbys



“A spacious garden which you can really enjoy. With its connection to the kitchen/diner, you can discover indoor-outdoor living.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil-fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///tangent.aviation.brings

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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