



THE STORY OF

2 Hampton Close

Beeston, Norfolk

SOWERBYS



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2 Hampton Close

Beeston, Norfolk
PE32 2TT

Offered with No Onward Chain

Built in 2023 with Accommodation
over 2,800 Sq Ft

Approximately 0.83 Acre Private Plot

Triple Garage with Potential Annexe
or Office Space Above

Open-Plan Kitchen/Dining/Family Area

Two Reception Rooms

Five Double Bedrooms

Three Bathrooms, Two of which are En-Suite

Underfloor Heating to Ground Floor

Utility Room and Ground Floor WC

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Located in the heart of the rural Norfolk village of Beeston, 2 Hampton Close is a contemporary detached home offering over 2,800 square feet designed with modern family life in mind. Completed in 2023, the property combines spacious open-plan living with flexible rooms that adapt to a variety of needs and lifestyles.

The generous 0.83-acre plot creates a sense of space and privacy while allowing for landscaped gardens, outdoor entertaining, and potential future development. A substantial triple garage has a full first-floor level above - a highly versatile area which could be used as a home office, studio, or converted into an independent annexe, subject to planning permission.

The main house blends a practical internal layout with quality finishes throughout. At its centre lies a large open-plan kitchen, dining, and family space that forms the social hub of the home. The design maximises natural light, with doors to the rear garden to create a seamless connection between indoor and outdoor areas. This central space offers room for relaxed gatherings, informal dining, and day-to-day activity.

Two additional reception rooms, provide flexibility for different uses - whether as a formal sitting room, playroom, or workspace. The ground floor also includes a utility room, WC, and generous storage. Underfloor heating runs throughout the ground level, providing consistent warmth and comfort.

Upstairs are five well-proportioned bedrooms. The principal bedroom includes a private en-suite and a balcony overlooking the grounds, while a second bedroom also benefits from its own en-suite. A well-appointed family bathroom is designed to the same high standard.







The scale of the plot offers multiple possibilities for outdoor living. The garden provides scope for landscaping, recreation, and seating areas, while retaining a sense of openness and privacy. The triple garage sits adjacent to the main house and provides substantial storage and parking capacity, with internal stairs leading to the first-floor loft/annexe space. This additional floor provides approximately 457 sq ft of further accommodation potential, ideal for working from home, a studio, or a self-contained guest suite (subject to the necessary permissions).

Built to modern standards with a focus on energy efficiency, the property includes double glazing, underfloor heating to the ground floor, and quality fixtures throughout. The thoughtful design and neutral finishes allow a new owner to move straight in and personalise the space as desired.

2 Hampton Close is offered with no onward chain, providing an opportunity for immediate occupation. Situated in Beeston - a well-regarded Norfolk village surrounded by countryside - the home benefits from a peaceful rural setting while remaining conveniently connected to nearby market towns. Dereham and Swaffham are both within easy reach, offering a range of services, schools, and amenities, while King's Lynn and Norwich can be accessed via main road routes for broader shopping, leisure, and transport links.

This property represents an excellent opportunity to acquire a newly built, energy-efficient family home with extensive accommodation, flexible layout, and substantial outdoor space. Designed for modern living and located in a village setting, 2 Hampton Close combines practicality, comfort, and potential - a home ready for its next chapter.



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



Swaffham Market Place

“...a peaceful rural setting while remaining conveniently connected to nearby market towns.”



SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 0871-0044-6392-1687-6204

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: ///zipped.bathtubs.shatters

AGENT'S NOTE

Some internal images have been virtually staged.

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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