



9 Gorse View

Guide Price £260,000 - £270,000

A well-proportioned three-bedroom semi-detached bungalow, occupying a desirable corner plot within a popular village location and offered to the market with no onward chain.

The property is entered via a welcoming entry with a useful storage cupboard, providing access to the fitted kitchen which offers a range of units and ample worktop space, while the generous living room provides a comfortable setting for both relaxing and entertaining.

There are three bedrooms, all well-sized and versatile, that are serviced by a shower room, along with a bright and airy sunroom that overlooks the garden, creating an ideal additional reception space.

Externally, the property benefits from a good-sized garden, perfect for outdoor enjoyment, along with a single garage and driveway providing off-road parking. An excellent opportunity for those seeking a spacious bungalow in a sought-after village setting, early viewing is highly recommended.

Services

Oil central heating. Mains drainage, electricity, and water 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. At the end of the road, turn right onto Ashley Road, followed by the left turning onto Oakland Drive and continue onto Gorse View, where the property will be found in the corner on the left 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 AD0612.

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



Ground Floor Building 2

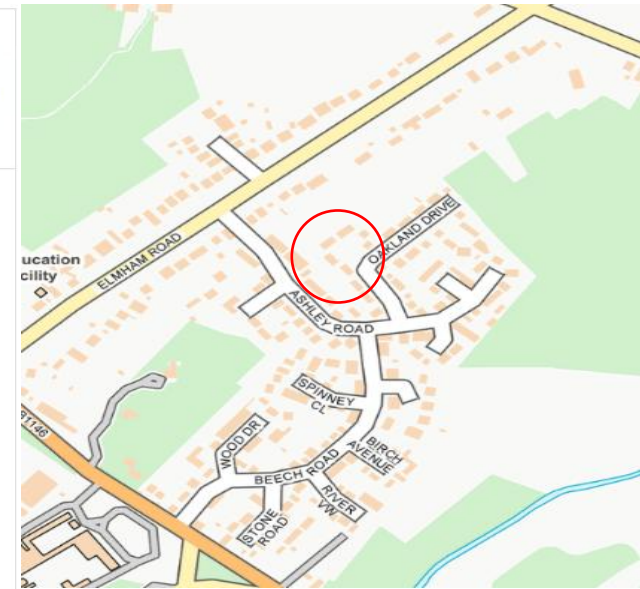


Approximate total area⁽¹⁾
 984 ft²
 91.5 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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