THE STORY OF

24 Elmham Road

Beetley, Norfolk

SOWERBYS

THE STORY OF

24 Elmham Road

Beetley, Norfolk
NR20 4BW

Impressive, Individually Built Family Home

Constructed by the Current Owners

Set within an Extensive and Private Plot

Spacious Layout Designed for Family Living

Generous Outdoor Space Surrounding the Home

Range of Useful Outbuildings

Ideal for Storage, Hobbies or Home Working

Located on a Well-Regarded Village Road

Strong Community Setting in Beetley

Easy Access to Dereham and Local Amenities

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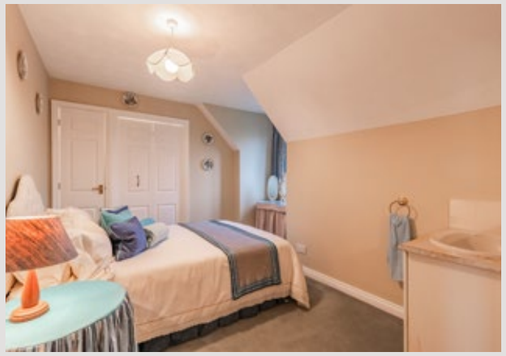
Set along one of Beetley's most established roads, 24 Elmham Road is an impressive family home, individually built by the current owners and set within a generous plot that offers space, privacy and versatility in equal measure.

Designed with family living in mind, the house sits comfortably within its grounds, enjoying a sense of seclusion while remaining connected to village life. The extensive plot provides a wonderful backdrop to the home, with mature surroundings and plenty of room to enjoy outdoor living, whether that's entertaining, relaxing or simply taking in the open feel of the setting.

A range of outbuildings adds further appeal, offering excellent flexibility for storage, workshops, hobbies or potential home-working space. These additional structures enhance the lifestyle on offer and give the property a level of practicality that is increasingly sought after.

Beetley is a well-regarded village with a strong community feel, local amenities and easy access to the nearby market town of Dereham. The location strikes a balance between rural living and everyday convenience.

Altogether, 24 Elmham Road offers a rare opportunity to acquire a thoughtfully designed, owner-built home with generous grounds and outbuildings, perfectly suited to modern family life in a desirable Norfolk village.



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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Beetley

WHERE CHARMING COUNTRYSIDE MEETS COMMUNITY SPIRIT.

Beetley is a welcoming village in the heart of mid Norfolk, positioned 4 miles north of Dereham, 8 miles south of Fakenham, and around 20 miles west of Norwich. It offers an appealing blend of rural calm, community spirit and convenient access to nearby market towns.

At the centre of the village is Beetley Primary School, a well-regarded setting that anchors family life locally. The village hall hosts clubs, fitness groups and social events throughout the year, while Beetley Meadows and the surrounding woodland provide generous green space for walking, dog-walking and relaxed outdoor time. A local pub in nearby Old Beetley adds to the area's friendly, lived-in feel.

For everyday shopping, dining and services, Dereham is only a short drive away, offering supermarkets, cafés, independent shops, leisure facilities, a cinema and a thriving weekly market. Fakenham and the north Norfolk countryside expand leisure options further, with race days, nature reserves and access to the wider coast.

Beetley's network of quiet lanes, fields and woodland creates a natural backdrop for walking and cycling, while its central location makes it easy to explore the wider county. The result is a lifestyle shaped by community warmth, outdoor living and convenient links to town and city, ideal for families, commuters and anyone seeking a well-connected rural village.

Note from Sowerbys

"...a thoughtfully designed, owner-built home, perfectly suited to modern family life in a desirable Norfolk village."

SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 7308-3060-4207-4366-6204

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: /// defender.butterfly.newspaper

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SOWERBYS

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