



Marigold Rise

Beetley, Norfolk

SOWERBYS

Land & New Homes Specialists

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INTRODUCING

Marigold Rise

Shrubland Drive, Beetley, Norfolk
NR20 4FZ

Exceptional Detached Clayland-built Residence

Occupying the Largest Plot within
an Exclusive Setting

Approximately 2,284 sq. ft. of Beautifully
Appointed Accommodation

Four Double Bedrooms and Three Bathrooms

Open-Plan Kitchen, Dining and Family
Space with Bi-folding Doors

Separate Sitting Room, Snug and Study

Bespoke Bryan Turner Kitchen
with Quartz Worktops

South-West Facing Garden with
Woodland Backdrop

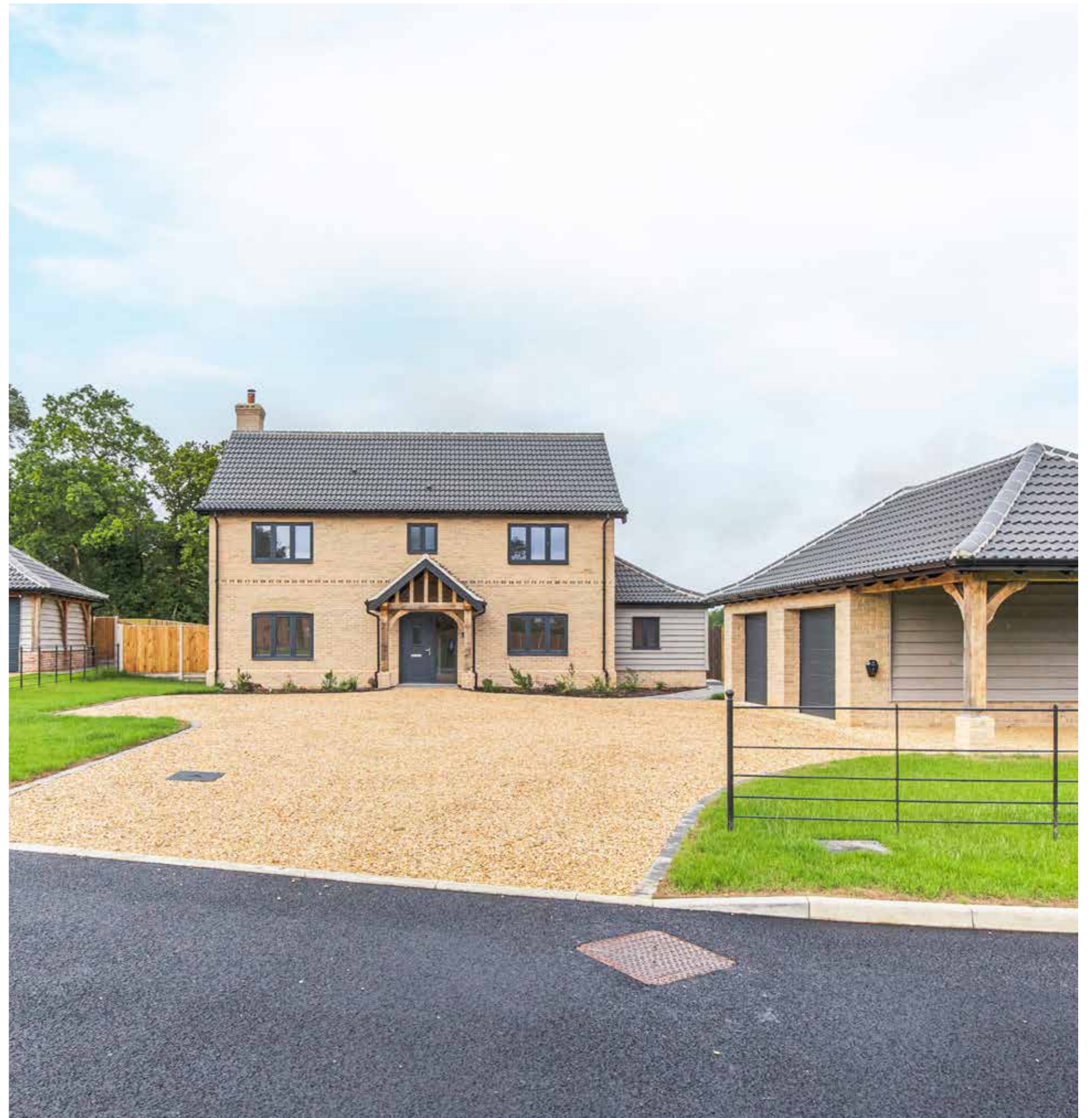
Double Garage, Oak Cart Lodge and
Extensive Driveway Parking

Luxury Specification Throughout, including
Porcelanosa Finishes and Premium Appliances

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Marigold Rise is an exceptional detached family home built by Clayland Land & Country Homes, one of Norfolk's most respected developers, combining traditional architecture with thoughtfully designed contemporary living. Occupying the largest plot within this exclusive setting in Beetley, the property enjoys a sense of space that is rarely associated with modern homes, with a generous south-west facing garden looking onto woodland beyond.

The heart of the home is the impressive open-plan kitchen, dining and family space, where bi-folding doors connect seamlessly to the garden and patio. The kitchen itself reflects the quality synonymous with a Clayland home, featuring a bespoke hand-crafted Bryan Turner kitchen with quartz worktops and a range of premium integrated appliances. Alongside the main living space, separate reception rooms provide further flexibility. Attention to detail continues throughout the property. Luxury Porcelanosa bathrooms, herringbone flooring, flush casement windows and carefully considered finishes create a home that feels both elegant and practical. The spacious utility boot room offers valuable storage and a useful transition between the home and garden.

Upstairs, four double bedrooms provide generous accommodation, with two en-suite shower rooms and a family bathroom serving the household.

Outside, the setting is equally impressive. The substantial rear garden enjoys a south-westerly aspect, making the most of afternoon and evening sunshine, whilst the private driveway provides extensive parking alongside a double garage and Clayland's signature oak cart lodge. Landscaped front gardens, porcelain paved terraces and quality estate fencing complete the overall finish.

Marigold Rise offers an opportunity to acquire a beautifully crafted modern home where space, specification and design have been carefully considered throughout.



About the Developer



Founded in 1998, Clayland Homes has earned a reputation for delivering bespoke executive homes defined by quality craftsmanship and considered design. Blending traditional architecture with modern innovation, each home is thoughtfully created to offer both timeless character and contemporary comfort.

Generous proportions, practical layouts, and carefully chosen specifications ensure every property feels as impressive as it is welcoming. Underfloor heating and air source heat pumps come as standard, enhancing energy efficiency while supporting comfortable everyday living.

Each development is approached individually, with a strong emphasis on creating homes that reflect their surroundings and retain a distinct sense of place. From premium materials to refined finishes, every detail is selected with longevity, functionality, and style in mind.

At the heart of Clayland Homes is a close-knit, family-run team led by Chris and Mel Tilley, with sons Aaron and Ollie continuing the company's legacy. Together with a team who share the same hands-on ethos, remaining committed to delivering homes built with integrity, care, and quality.



First Floor



Ground Floor

GROUND FLOOR

Kitchen
23'3" x 13'5" (7.1m x 4.1m)

Dining Room/Sitting Room
22'3" x 11'5" (6.8m x 3.5m)

Sitting Room
17'0" x 13'5" (5.2m x 4.1m)

Snug
12'1" x 9'10" (3.7m x 3.0m)

Study
13'5" x 8'10" (4.1m x 2.7m)

Total Approximate Floor Area 2287 Sq. Ft. / 212.5 Sq. M. (Exclude Garage)

FIRST FLOOR

Bedroom One
13'5" x 12'9" (4.1m x 3.9m)

Bedroom Two
13'5" x 12'5" (4.1m x 3.8m)

Bedroom Three
12'5" x 11'9" (3.8m x 3.6m)

Bedroom Four
11'5" x 10'5" (3.5m x 3.2m)

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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A new home is just the beginning

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 contemporary family home occupying the largest plot in this exclusive village development."



SERVICES CONNECTED

Mains water, electricity and drainage.
Heating via air source heat pump and zoned under floor heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

B. Ref:- 7497-3956-1300-6885-1200

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: ///skills.laser.punctuate

AGENT'S NOTE

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