



THE STORY OF

38 Elmham Road

Beetley, Norfolk

SOWERBYS



THE STORY OF

38 Elmham Road

Beetley, Norfolk
NR20 4BW

Offered with No Onward Chain

Situated on 0.5 Acre Private Plot (STMS)

Desirable Location in the Heart of Beetley

Three Double Bedrooms

Three Spacious Reception Rooms

Double Garage and Ample Off Road Parking

Conveniently Located for Dereham
Town Centre Amenities & Schools

SOWERBYS DEREHAM OFFICE

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A spacious three-bedroom detached bungalow occupying a private plot of approximately half an acre, with three reception rooms, a double garage and ample off-road parking. Offered with no onward chain.

Situated in the sought-after village of Beetley, 38 Elmham Road presents an excellent opportunity to acquire a substantial detached bungalow set within a generous and private plot. Offering well-proportioned accommodation, three double bedrooms and three spacious reception rooms, this property provides an appealing combination of space, privacy and versatility, making it ideally suited to a variety of buyers.

Occupying approximately half an acre, the property offers a sense of space that is increasingly difficult to find, with a generous plot providing plenty of room to enjoy the outdoors, entertain family and friends or simply appreciate the privacy of the setting. The detached bungalow design also offers the convenience of single-storey living, making it an attractive proposition for those seeking to downsize without compromising on space, as well as families and buyers looking for a property with adaptable accommodation.

One of the principal features of the property is the flexibility offered by its three spacious reception rooms. This generous arrangement provides the opportunity to create separate areas for relaxing, dining, entertaining or working from home, depending on individual requirements. Whether accommodating a growing family, welcoming visiting relatives or simply providing additional space for everyday living, the reception accommodation offers considerable scope to suit a range of lifestyles.



Our dog Bruno loved chasing squirrels and running around in the garden. My grandparents enjoyed the peace and quiet at the property.





The three double bedrooms provide comfortable and well-proportioned accommodation, with the flexibility to accommodate family members, guests or alternative uses such as a home office or hobby room. The overall layout offers a practical foundation for buyers looking for a home that can adapt to changing needs over time.

Outside, the property continues to impress with its substantial plot and private setting. The grounds provide a valuable extension of the living accommodation during the warmer months, offering space for outdoor dining, gardening and leisure. The size of the plot also presents an opportunity for buyers who value having room around their home, whether for entertaining, enjoying the outdoors or creating their own preferred garden arrangement.

Further benefits include a detached double garage and ample off-road parking, providing practical facilities for multiple vehicles, additional storage and those requiring space for hobbies or equipment. The combination of the garage, parking and generous grounds makes the property particularly appealing to buyers seeking both indoor and outdoor space.

For those seeking a home with generous accommodation, a substantial private plot and the convenience of a village location, 38 Elmham Road offers a combination of features that will appeal to a broad range of purchasers. The property provides an opportunity to enjoy the benefits of detached single-storey living, with three double bedrooms, three reception rooms and useful garaging, while the size of the plot offers considerable scope for outdoor enjoyment.



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 the Vendor



"My nan loved looking out at the garden, watching the birds whilst my grandad tinkered away in the garage."



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9682-3066-1201-6136-5204

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: ///wording.cooks.cackling

AGENT NOTE

Please note the grass in the external photographs have been virtually enhanced.

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

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