



Beech Road, Beetley, Dereham, NR20 4HR

welcome to
Beech Road, Beetley, Dereham

A spacious four-bedroom detached family home in the popular village of Beetley, featuring a bright conservatory, garage, ample off-road parking,



We are delighted to offer this well-presented four-bedroom detached family home situated in the popular village of Beetley. Benefiting from a generous conservatory, garage, ample off-road parking, and a spacious enclosed rear garden, this property provides versatile living accommodation ideal for modern family life.

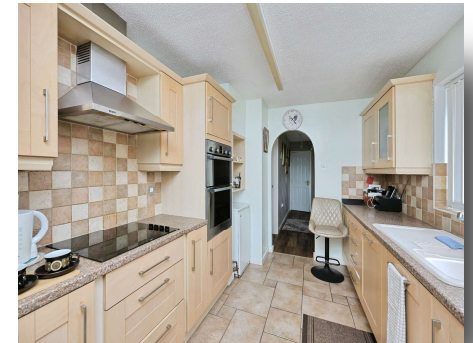
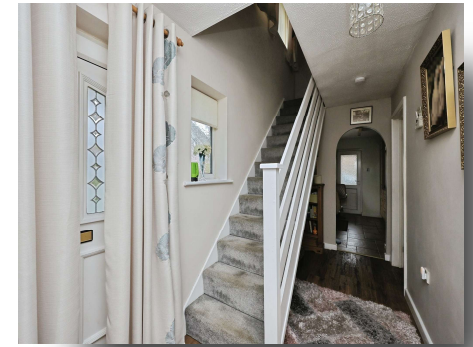
The accommodation is entered via a welcoming hallway with a convenient ground-floor cloakroom. The fitted kitchen offers a range of wall and base units, an eye-level oven, electric hob, dishwasher, and fridge freezer, with access through to a useful utility room and side entrance. The impressive lounge/dining room provides a fantastic space for entertaining and everyday living, with double doors opening into the bright and spacious conservatory, which enjoys direct access to the garden.

Upstairs, the property offers four well-proportioned bedrooms, including a generous principal bedroom with built-in wardrobes and storage. A family bathroom completes the first-floor accommodation, featuring a three-piece suite with shower over the bath.

Outside, the front of the property benefits from a large driveway, mature hedging, and access to the garage. To the rear is a fully enclosed garden, mainly laid to lawn with a patio seating area, greenhouse, and shed, creating an excellent outdoor space for families and keen gardeners alike.

Early viewing is highly recommended to appreciate all this home has to offer.

Agent Note; Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Beech Road, Beetley, Dereham

- Four-bedroom detached family home
- Spacious lounge/dining room
- Bright and generous conservatory
- Fitted kitchen with integrated appliances
- Oil Heating

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM118438 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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