



THE STORY OF

2 Bracken Avenue

Beetley, Norfolk

SOWERBYS



THE STORY OF

2 Bracken Avenue

Beetley, Dereham, Norfolk
NR20 4DP

Offered with No Onward Chain

Private, Enclosed Gardens

Desirable Village Location

Convenient for Market Town of Dereham

Two Well-Proportioned Double Bedrooms

Garage and Private Parking

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Situated in the popular Norfolk village of Beetley, Bracken Avenue is a two-bedroom detached bungalow offering a practical and appealing home in a well-established residential setting. Offered for sale with no onward chain, the property provides an excellent opportunity for buyers looking for a detached home with its own private outside space, garage and off-road parking.

The property occupies a privately enclosed plot, giving the home a good degree of privacy and providing useful outdoor space that can be enjoyed and adapted to suit individual needs. The detached nature of the bungalow also offers a level of independence and convenience that is increasingly sought after, whether as a permanent home, a downsizing opportunity or a property for those looking for single-level living.

Internally, the accommodation includes two double bedrooms, providing comfortable and flexible space for a range of buyers. The layout lends itself well to everyday living while also offering scope for the new owner to personalise and make the property their own over time.

For those looking for a home with useful external facilities, the property benefits from a garage and off-road parking, providing valuable additional storage and parking provision. The privately enclosed plot further complements these features, creating a property that is both practical and adaptable.

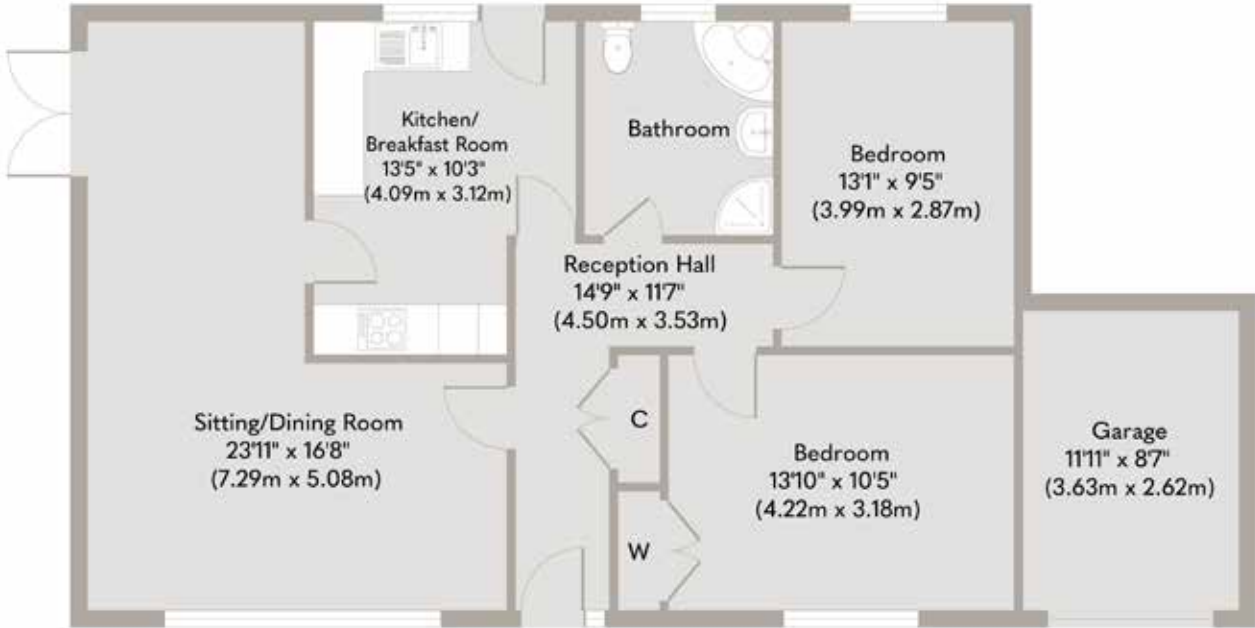
The bungalow is offered with no onward chain, which can provide additional convenience for prospective purchasers and makes it particularly worthy of consideration by buyers looking for a straightforward move.

Overall, Bracken Avenue represents an opportunity to acquire a detached two-bedroom bungalow in a popular Norfolk village.



A well-presented home with plenty of opportunity to personalise.





Approximate Floor Area
863 sq. ft
(80.13 sq. m)

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



"Peaceful, friendly
and surrounded
by nature, with
everything we
need close by."



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref: - 0458-2839-7115-9703-8455

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: ///warp.bossy.hamper

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SOWERBYS

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