



2 Meadow Close

£499,995

This beautifully presented detached home offers spacious and versatile accommodation, ideal for modern family living, set within a highly sought-after village location.

Upon entering, you are welcomed by a bright entrance hallway, complete with a convenient ground floor WC. The generous living room flows seamlessly into a dining area, creating a wonderful open space perfect for both relaxing and entertaining.

A modern fitted kitchen provides ample storage and worktop space, complemented by a separate utility room for added practicality. In addition, a versatile dining room offers flexibility and could easily serve as a second reception room, home office, or playroom.

Upstairs, the property boasts four well-proportioned bedrooms, serviced by a family bathroom and an additional shower room, catering comfortably to busy households.

Externally, the home continues to impress with a well-maintained garden and patio area, ideal for outdoor dining and enjoying warmer months.

The original double garage has been extended to create a quadruple garage (with three-phase electricity connected), and ample off-road parking further enhance the appeal.

Combining generous living space, practical features, and a desirable village setting, this is a fantastic opportunity to acquire a superb family home.



Services

Oil central heating. Mains drainage, electricity, and water are connected.

Situation

Beetley is a good-sized village situated some 3 miles North of Dereham with an excellent school and New Inn Thai Restaurant & Public House'. There is a village post office and shop in Gressenhall approximately 1 mile west and there are many further excellent amenities in Dereham.

Directions

To find the property from Dereham town centre proceed along Quebec Road in direction of Fakenham. Head out of the town past the Golf Club and after roughly 3 miles take the left hand turning onto the B1146 signposted for Beetley and Fakenham. After approximately 1 mile, take the left turning into Meadow Close where the property will be found on the right hand side

For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Dereham office and the property reference is AD0615.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.

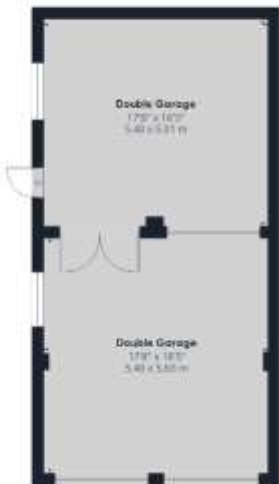




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area*

2117 ft²
196.6 m²

Reduced headroom

14 ft²
1.3 m²

(*) Excluding balconies and terraces

Reduced headroom
— Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFTE 300



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	77
England & Wales	EU Directive 2002/91/EC	

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