





Elmham Road, Beetley, DEREHAM, NR20 4BW

william h brown

welcome to

Elmham Road, Beetley, DEREHAM

A well-presented three-bedroom detached bungalow offered with no onward chain, featuring a spacious lounge, bright conservatory, flexible living accommodation, generous driveway parking, and a large private rear garden.





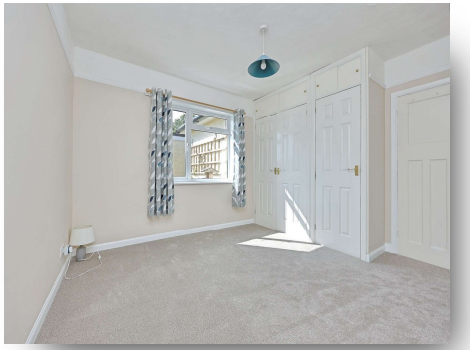
We are delighted to bring to the market this attractive three-bedroom detached bungalow, ideally suited to a wide range of buyers and offered with no onward chain.

The accommodation is well-proportioned and thoughtfully arranged. Upon entering, a welcoming entrance hall leads through to a spacious lounge featuring a central fireplace, creating a warm and inviting focal point leading to bright conservatory enjoys views of the garden and provides direct access via double doors, making it a perfect space for relaxing or entertaining. The fitted kitchen offers ample storage and space for appliances, while bedroom three is currently utilised flexibly and could serve equally well as a dining room or additional reception space and a further two generous double bedroom. A shower room completes the ground floor.

Externally, the property boasts a large driveway to the front, offering ample off-road parking for multiple vehicles, alongside a well-maintained lawn and shrub borders. To the rear, the property enjoys a spacious garden mainly laid to lawn, complemented by established shrubs, a patio area ideal for outdoor dining, and a useful garden shed.

This is a fantastic opportunity to acquire a versatile home in a desirable setting, early viewing is highly recommended.

Agents 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.**







view this property online williamhbrown.co.uk/Property/DRM118204

welcome to

Elmham Road, Beetley, DEREHAM

- Three-bedroom detached bungalow
- Offered with no onward chain
- Spacious lounge with feature fireplace
- Bright conservatory with garden access
- Flexible third bedroom/dining room

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers in the region of

£315,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM118204

The Property Ombudsman

Property Ref:
DRM118204 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01362 692238

Dereham@williamhbrown.co.uk

3 Market Place, DEREHAM, Norfolk, NR19 2AW

williamhbrown.co.uk