



Toad Hall, Beetley, Dereham, NR20 4DG

welcome to
Toad Hall, Beetley, Dereham

A charming four-bedroom semi-detached barn conversion set in a picturesque rural location, offering character features throughout, spacious living areas, a private garden, garage, and ample driveway parking!



William H Brown are delighted to present this charming four-bedroom semi-detached barn conversion, beautifully positioned in a sought-after rural location. This characterful home offers an abundance of original features throughout, complemented by modern conveniences including solar panels, a spacious shingle driveway, and a garage.

The accommodation comprises a welcoming porch leading into a generous entrance hallway. The well-appointed kitchen features built-in appliances and is supported by a separate utility room. The ground floor also offers a three-piece family bathroom with shower, a spacious living room with direct access to the rear garden, a separate sitting room, and a bright and airy conservatory. Two of the bedrooms are located on the ground floor, both benefiting from built-in wardrobes. Upstairs, the property continues to impress with a large landing, two further well-proportioned bedrooms, and an additional three-piece family bathroom complete with a bath.

Externally, the property truly excels with a stunning and expansive private garden, offering a perfect blend of tranquillity and outdoor lifestyle. Predominantly laid to lawn, the garden is beautifully complemented by a pond. A generous decking area provides the ideal space for entertaining or relaxing, while mature planting enhances both privacy and charm. The grounds are further enriched by a shed and versatile outbuilding, offering excellent additional storage.



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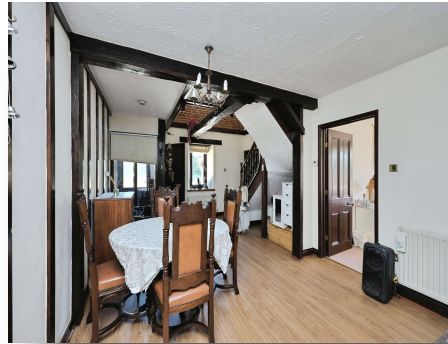
- Charming four-bedroom semi-detached barn conversion
- Sought-after rural location with picturesque surroundings
- Spacious and versatile accommodation across two floors
- Character features throughout with a blend of modern comforts
- Generous living room, separate sitting room, and bright conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in the region of

£475,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DRM118127 - 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.

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