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# Elmham Road, Beetley, Dereham, NR20 4BW

Guide Price £270,000

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- DETACHED COTTAGE IN A HIGHLY SOUGHT AFTER LOCATION
- 14'4 LOUNGE WITH WOOD BURNER
- 11'4 CONSERVATORY
- NEW WINDOWS INSTALLED
- ENCLOSED REAR GARDEN
- TWO DOUBLE BEDROOMS
- 14'4 KITCHEN/BREAKFAST ROOM
- GROUND FLOOR SHOWER ROOM & W.C. OFF-LANDING
- AMPLE DRIVEWAY & OVERSIZED GARAGE AS WELL AS A 16'8 OFFICE
- \*\* GUIDE PRICE £270,000 - £290,000 \*\*



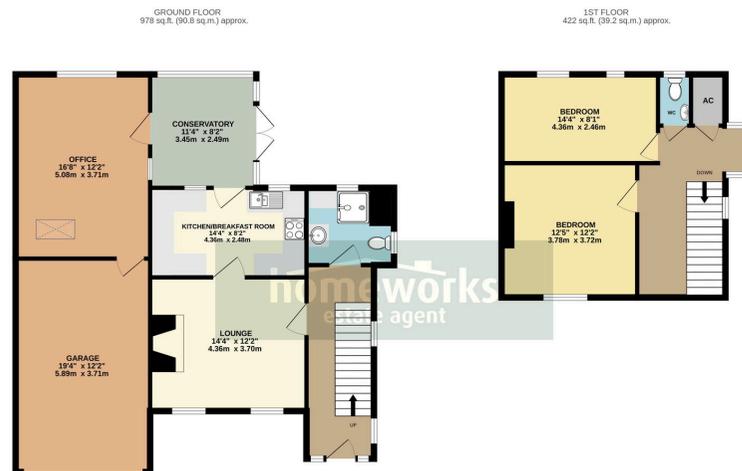
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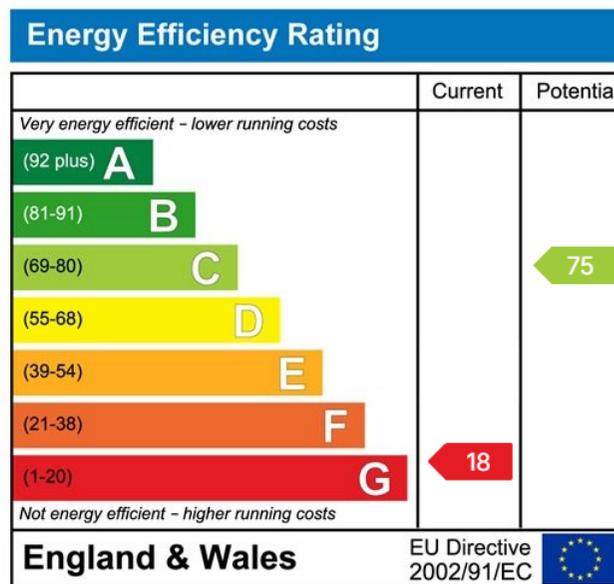
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TOTAL FLOOR AREA: 1400 sq.ft. (130.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other built-in appliances 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. 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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A CHARMING DETACHED COTTAGE IN THE POPULAR VILLAGE OF BEETLEY! BOASTING TWO DOUBLE BEDROOMS | 14'4 LOUNGE WITH WOOD BURNER | 14'4 KITCHEN/BREAKFAST ROOM | 11'4 CONSERVATORY | GROUND FLOOR SHOWER ROOM & W.C. OFF-LANDING | GENEROUS DRIVEWAY & GARAGE WITH A 16'8 OFFICE SPACE TO THE REAR OF THE GARAGE | ENCLOSED REAR GARDEN. CALL TODAY TO VIEW.



C AMOS MNAEA Managing Director  
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