



Heatherdene, 20 Elmham Road

Guide Price £325,000 - £350,000

Set in a sought-after village location, this versatile detached bungalow offers flexible and well-proportioned accommodation, ideal for a range of buyers and available with no onward chain.

The property features two/three bedrooms, with a charming sitting room that can alternatively serve as a third bedroom, complete with an attractive fireplace adding warmth and character.

A separate dining room also benefits from its own fireplace, creating a cosy space for entertaining or family meals.

A standout feature of the home is the light-filled sunroom, providing a relaxing space. The fitted kitchen overlooks the rear garden and is complemented by a useful back porch room, offering additional storage or utility potential.

The accommodation is served by a well-appointed shower room, while outside the property truly excels, boasting a generous rear garden, perfect for outdoor enjoyment, as well as a front garden that enhances the home's kerb appeal.

Off-road parking is available for multiple vehicles, adding to the property's practicality.

Offered with no onward chain, this appealing bungalow combines comfort, flexibility, and a desirable village setting, making it an excellent opportunity not to be missed.

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



N.B. Please note this property has right of way across the existing driveway for access to the bungalow, until such time that the occupier forms a new driveway to the Eastern side of the dwelling. The driveway is owned by the neighboring property to the rear, and the occupier must currently contribute to maintenance of the driveway whilst using the right of access.

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, turn right onto Elmham Road, where the property will be found on the right hand side identified by a Parsons & Company 'For Sale' board.

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 AD0561.

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.





Approximate total area^m
 996 ft²
 92.7 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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