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Holly House  
Church Lane  
Beetley



AN IMPRESSIVE SIX BEDROOM, THREE STOREY FAMILY HOME SET IN A LOVELY EDGE OF VILLAGE LOCATION

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## Holly House, Church Lane, Beetley, Dereham NR20 4ES

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### RECEPTION HALL

Double glazed door to the front, tiled flooring, under floor heating, full length double glazed window with front aspect, stairs to first floor landing, storage cupboard.

### CLOAKROOM

Two piece suite, low level W.C., pedestal hand wash basin, tiled flooring, under floor heating, double glazed window to front.

### SITTING ROOM

Featuring a central fireplace housing a wood burner with tiled hearth, fitted carpet, double glazed window to front, double glazed double doors leading to the garden, under floor heating.

### DINING ROOM

Fitted carpet, under floor heating, double glazed double doors to rear.

### KITCHEN / FAMILY ROOM

Fitted with an excellent range of wall and base level units with granite worktops, inset sink with mixer tap and water softener, inset electric hob, built in eye level electric oven, built in dishwasher, tiled flooring, space for American fridge freezer, under floor heating, double glazed windows to the rear and double glazed window to front, central granite island.

### UTILITY / BOOT ROOM

Fitted with a further range of base level units, complementary rolled edged work surfaces, inset stainless steel sink, tiled flooring, space for washing machine and tumble dryer, under floor heating, double glazed window to front and rear, double glazed door to rear garden and door to the garage.







#### FIRST FLOOR LANDING

Fitted carpet, double glazed window to front, airing cupboard with hot water tank, storage cupboard, stairs to second floor.



#### PRINCIPAL BEDROOM

Fitted carpet, radiator, double glazed window to front, built in wardrobes.

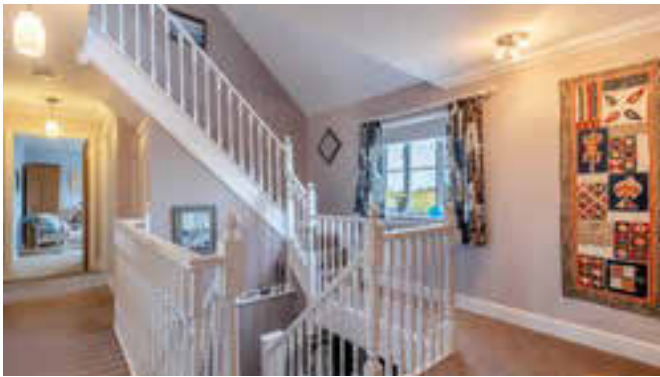
#### EN-SUITE

Three piece suite, low level W.C., hand wash basin set within vanity

unit, shower cubicle, tiled flooring, heated towel rail, spotlights, double glazed window to rear.

#### BEDROOM TWO

Fitted carpet, radiator, double glazed window to rear, built in wardrobes.



### EN-SUITE

Three piece suite, low level W.C., pedestal hand wash basin, shower cubicle, tiled flooring, heated towel rail, double glazed window to side.

### BEDROOM THREE

Fitted carpet, radiator, double glazed window to front and side aspects.

### BEDROOM FOUR

Fitted carpet, radiator, double glazed window to front.

### BATHROOM

Three piece suite, low level W.C., pedestal hand wash basin, panelled bath, tiled flooring, radiator, double glazed window to rear.

### SECOND FLOOR LANDING

Fitted carpet, radiator, Velux window.

### BEDROOM FIVE

Fitted carpet, radiator, Velux windows, eaves storage.

### BEDROOM SIX

Fitted carpet, radiator, Velux windows, eaves storage.

### BATHROOM

Three piece suite, low level W.C., pedestal hand wash basin, panelled bath, tiled flooring, radiator, double glazed window to rear.

### GARAGE

Electric up and over doors to front x 2, double glazed window to rear, storage above, door to utility room.

### OUTBUILDING

Fully insulated with fitted carpet, double glazed windows to front, double glazed window to side, double glazed double doors to front.





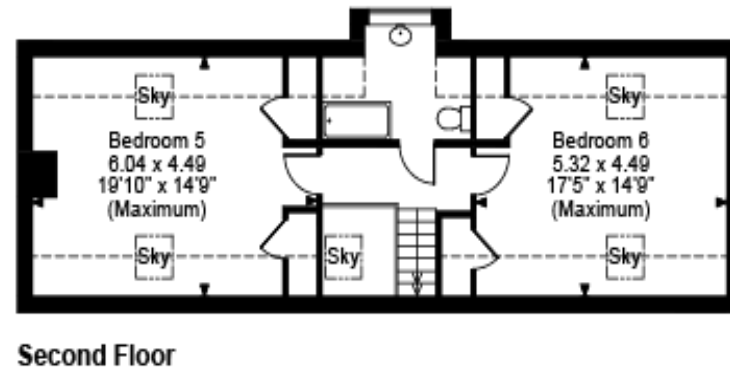
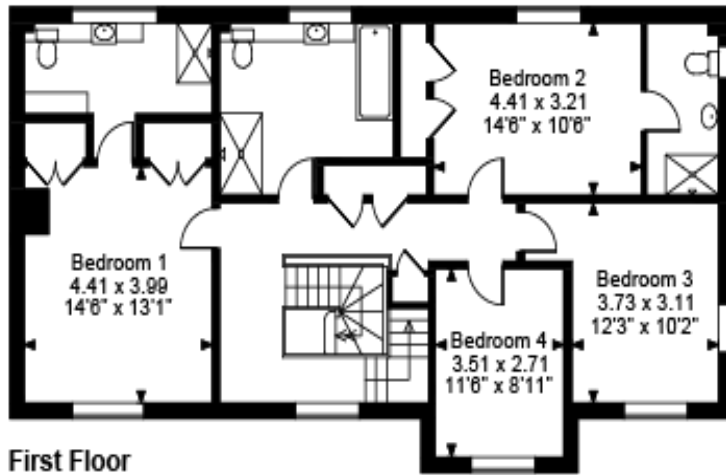
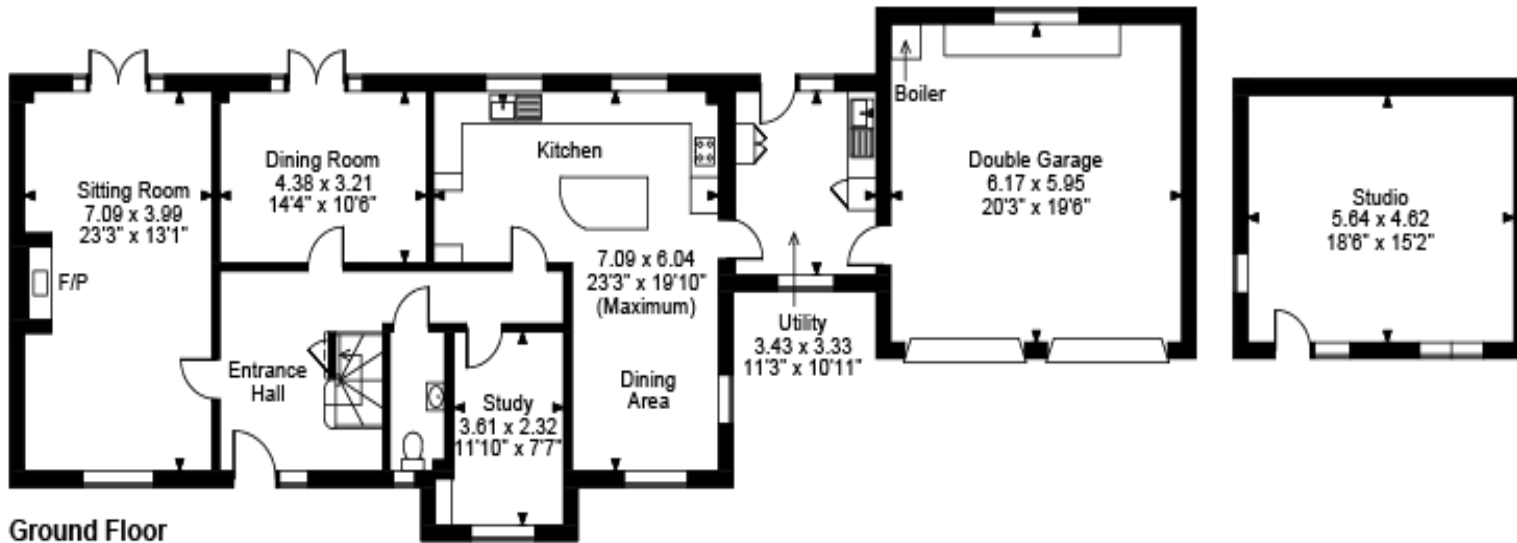
entertaining or al-fresco dining. To the rear there is a garden space which is laid with lawn with a variety of mature shrubs and trees, with a further patio seating area and views over the surrounding fields and farmlands. The garden wraps round to the other side which again is laid with lawn with a variety of mature shrubs and trees surrounding.

## EXTERNAL

To the front of the property is a spacious driveway offering ample off road parking for multiple vehicle with a variety of shrubs and path leading to the main residence, there is an adjacent garden space which is laid with lawn. To the side of the property there is a patio seating area which is set under a pergola benefitting from power and lighting and is truly the most peaceful and perfect spot for



Holly House, Church Lane, Beetley, Dereham



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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# Select

£675,000



Situated in the popular Norfolk village of Beetley is this substantial and immaculate family home set on a glorious, peaceful and private location. The property was built in 2008 and offers modern living for a family home which is spread over three levels with under floor heating to the ground floor offering truly spacious accommodation with a generous outside space and separate outbuilding.

The accommodation is very welcoming with the reception hall giving access to the main reception room which is double aspect with double doors leading out to the rear garden. The formal dining room again benefits from double doors to the rear garden. There is also a separate study, ideal for those working from home, a fitted kitchen/family room which is triple aspect and has granite worktops, central island and breakfast bar. Additionally, there is a separate utility/ boot room giving extra work space which leads to the double garage.

To the first floor there are four double bedrooms which offer views of the surrounding fields and farmland, the principal bedroom and second bedroom benefit from en-suites and fitted wardrobes. A four piece family bathroom and storage cupboard completes the first floor.

To the second floor there are two substantial bedrooms which benefit from dual aspect Velux windows and a further three piece family bathroom.

Externally there is a generous garden, with the property sitting centrally on the plot you have access to the garden around the property. To the left of the property there is a large pergola with power and lighting covering a patio seating area, this space is truly peaceful and perfect for entertaining and al-fresco dining. The rear garden is laid to lawn, a variety of mature shrubs and trees throughout, a further patio seating area. To the opposite side of the property there is again further garden laid with lawn and a variety of mature shrubs, the outbuilding can be found here which offers the perfect space for an office or studio benefitting from power and lighting. To the front of the property there is ample off road parking with a driveway and an adjacent garden area laid to lawn.

EPC Rating: C  
Council Tax Band: F

