



THE STORY OF

4 Hampton Close

Beeston, Norfolk

SOWERBYS



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Beeston, Norfolk
PE32 3TT

Popular West Norfolk Location

Approx. 1/3 acre Private Plot (STMS)

Self-Contained Studio Annexe
Above Double Garage

Four Double Bedrooms, En Suite
to Principal Bedroom

Stylish Kitchen-Diner with Central
Island and Integrated Appliances

Utility Room and WC

Dual Aspect Lounge with Feature
Wood Burning Stove

Landscaped Rear Garden with
Multiple Patio Seating Areas

Conveniently Located for Market
Towns of Dereham and Swaffham

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Set within a popular West Norfolk location, Hampton Close is a substantial four-bedroom detached property occupying an approximately one-third-acre private plot. Generous outdoor space, well-proportioned accommodation and a self-contained studio annexe above the double garage combine to create a highly versatile family home.

At the heart of the property is a stylish kitchen-diner with central island and integrated appliances, providing a sociable space for everyday family life and entertaining. A separate utility room and WC add practical convenience, while the dual-aspect lounge offers a comfortable second reception room with a feature wood-burning stove and plenty of natural light.

The main house provides four double bedrooms and two bathrooms, offering flexibility for family life, guests, home working or hobbies. Above the detached double garage, the self-contained studio annexe adds further versatility, ideal for independent guest accommodation, a home office or additional personal space.

Outside, the private plot of approximately one-third of an acre features landscaped gardens and several patio seating areas, providing plenty of space for outdoor dining, entertaining and relaxation. The generous grounds also offer a good degree of privacy.

Beeston is a popular West Norfolk location, conveniently positioned for the market towns of Dereham and Swaffham, with a range of everyday amenities, schools and services nearby.

Overall, Hampton Close offers flexible family accommodation, four double bedrooms, extensive landscaped gardens and the considerable benefit of a self-contained studio annexe, making it a home well suited to changing family needs.



The self-contained studio annexe above the garage adds excellent flexibility to the property.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Beeston

PEACEFUL VILLAGE LIVING WITH
CONVENIENT CITY ACCESS

Beeston is a characterful rural village set within the gentle farmland of mid Norfolk, positioned 6 miles north-west of Dereham, 7 miles south of Fakenham, and around 22 miles from Norwich. Its peaceful setting and friendly village atmosphere make it an appealing place for those seeking countryside living with practical connections to nearby market towns.

The village is served by The Ploughshare, a community-owned pub at the heart of local life, offering regular events, live music, good food and a welcoming social hub. Everyday amenities are easily reached in Dereham, with supermarkets, independent shops, cafés, leisure facilities and schools, while Fakenham provides further shopping, a weekly market and its well-known racecourse.

Beeston enjoys a landscape ideal for outdoor living, with quiet lanes for walking and cycling, far-reaching rural views and a strong sense of open space. Nearby attractions include the Gressenhall Farm & Workhouse Museum, the North Elmham Cathedral ruins, and access to the wider network of Breckland footpaths and nature reserves.

Well connected yet delightfully rural, Beeston offers a lifestyle centred on community spirit, countryside surroundings and easy access to Norfolk's market towns, appealing to families, commuters and anyone drawn to relaxed village living.



Note from the Vendor



Garden Bar

“Our favourite spot is the garden, with the peaceful outlook from the back bedroom over the established trees.”



SERVICES CONNECTED

Mains electricity, water and drainage. Heating via air source heat pump.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref: - 9943-0044-6394-1782-6204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///windpipe.wakes.observes

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SOWERBYS

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