



Lavender Lodge

Beetley, Norfolk

SOWERBYS

Land & New Homes Specialists



INTRODUCING

Lavender Lodge

Shrubland Drive, Beetley, Norfolk
NR20 4FZ

Part of the Prestigious Clayland Collection

Detached Bungalow Designed for
Effortless Single-Storey Living

Around 1,474 sq. ft. of Thoughtfully
Planned Accommodation

Three Double Bedrooms, including
Two with En-Suites

Stunning Bespoke Kitchen with
Premium Specification Throughout

Light-Filled Living Spaces
Overlooking the Garden

Porcelanosa Bathrooms and Carefully
Curated Interior Finishes

Remarkably Generous Plot for a Modern Home

Private Driveway and Integral Garage

Beetley Village Setting with Excellent Access
to Norfolk's Market Towns and Countryside

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Lavender Lodge is a beautifully crafted detached bungalow by Clayland Land & Country Homes, offering the convenience of single-storey living. Set within a generous plot in the popular village of Beetley, this impressive home demonstrates why Clayland has become one of Norfolk's most respected developers, combining thoughtful design with an exceptional level of finish throughout.

At the heart of the property is the spacious kitchen and dining room, fitted with a bespoke Bryan Turner kitchen, premium integrated appliances and quartz worktops. The adjoining sitting room creates a natural extension of the living accommodation, while large openings and views over the garden ensure a light and welcoming feel throughout the day.

Three double bedrooms offer generous proportions rarely found in modern bungalow design, with two benefiting from en-suite facilities and a separate family bathroom serving guests and family alike. The utility room provides valuable additional storage and direct access to the garage, helping to keep everyday living organised and uncluttered. The quality of the specification is evident throughout, from the Porcelanosa bathrooms and carefully selected finishes to the herringbone flooring, flush casement windows and premium fixtures and fittings.

Outside, the garden offers a wonderful extension of the living space, with a porcelain tiled terrace creating an ideal setting for outdoor dining. Unlike many modern homes, the plot provides a genuine sense of space, complemented by a landscaped frontage, generous private driveway and integral garage.

Lavender Lodge will particularly appeal to those seeking the ease of bungalow living whilst retaining the quality, specification and room proportions. A thoughtfully designed property that offers both comfort and practicality in equal measure, all within a well-connected Norfolk village.



About the Developer



Founded in 1998, Clayland Homes has earned a reputation for delivering bespoke executive homes defined by quality craftsmanship and considered design. Blending traditional architecture with modern innovation, each home is thoughtfully created to offer both timeless character and contemporary comfort.

Generous proportions, practical layouts, and carefully chosen specifications ensure every property feels as impressive as it is welcoming. Underfloor heating and air source heat pumps come as standard, enhancing energy efficiency while supporting comfortable everyday living.

Each development is approached individually, with a strong emphasis on creating homes that reflect their surroundings and retain a distinct sense of place. From premium materials to refined finishes, every detail is selected with longevity, functionality, and style in mind.

At the heart of Clayland Homes is a close-knit, family-run team led by Chris and Mel Tilley, with sons Aaron and Ollie continuing the company’s legacy. Together with a team who share the same hands-on ethos, remaining committed to delivering homes built with integrity, care, and quality.



Kitchen/Sitting/Dining Room 23'11" x 17'8" (7.3m x 5.4m)	Bedroom One 13'9" x 12'9" (4.2m x 3.9m)
Sitting Room 16'8" x 12'9" (5.1m x 3.9m)	Bedroom Two 15'1" x 12'1" (4.6m x 3.7m)
Utility 7'6" x 7'6" (2.3m x 2.3m)	Bedroom Three 12'1" x 9'10" (3.7m x 3m)

Total Approximate Floor Area 1474 Sq. Ft. / 136.944 Sq. M. (Exclude Garage)

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.
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Beetley

WHERE CHARMING COUNTRYSIDE
MEETS COMMUNITY SPIRIT."

Beetley is a welcoming village in the heart of mid Norfolk, positioned 4 miles north of Dereham, 8 miles south of Fakenham, and around 20 miles west of Norwich. It offers an appealing blend of rural calm, community spirit and convenient access to nearby market towns.

At the centre of the village is Beetley Primary School, a well-regarded setting that anchors family life locally. The village hall hosts clubs, fitness groups and social events throughout the year, while Beetley Meadows and the surrounding woodland provide generous green space for walking, dog-walking and relaxed outdoor time. A local pub in nearby Old Beetley adds to the area's friendly, lived-in feel.

For everyday shopping, dining and services, Dereham is only a short drive away, offering supermarkets, cafés, independent shops, leisure facilities, a cinema and a thriving weekly market. Fakenham and the north Norfolk countryside expand leisure options further, with race days, nature reserves and access to the wider coast.

Beetley's network of quiet lanes, fields and woodland creates a natural backdrop for walking and cycling, while its central location makes it easy to explore the wider county. The result is a lifestyle shaped by community warmth, outdoor living and convenient links to town and city, ideal for families, commuters and anyone seeking a well-connected rural village.



Note from Sowerbys



"The ease of bungalow living with the quality and proportions of a much larger home."



SERVICES CONNECTED

Mains water, electricity and drainage.
Heating via air source heat pump and zoned under floor heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

B. Ref:- 0390-3887-4530-2925-6265

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: ///skills.laser.punctuate

AGENT'S NOTE

Lavender Lodge has been designed to appeal to buyers of 55 years and over as they offer subtle quality upgrades such as a continuous level throughout the entire property, all designed to future proof day to day living requirements.
Management fees will apply, please enquire with branch.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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