



Crocus Cottage

Beetley, Norfolk

SOWERBYS

Land & New Homes Specialists

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INTRODUCING

Crocus Cottage

Shrubland Drive, Beetley, Norfolk
NR20 4FZ

An Exclusive Home Within the
Renowned Clayland Collection

Detached Bungalow Offering
Convenient Single-Storey Living

Around 1,474 sq. ft. of Well-
Designed Accommodation

Three Spacious Double Bedrooms, Two
Benefiting from En-Suite Facilities

Exceptional Bryan Turner Kitchen with
High-Specification Integrated Appliances

Bright and Airy Living Spaces with
Views Across the Garden

Luxury Porcelanosa Bathrooms and
Premium Finishes Throughout

Occupying a Particularly Generous
Plot Within the Development

Private Driveway Parking and Integral Garage

Desirable Beetley Village Location

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Crocus Cottage is an exceptional detached bungalow by Clayland Land & Country Homes, offering the ease and practicality of single-storey living. Occupying a generous plot within the village of Beetley, this impressive home showcases the quality and attention to detail for which Clayland has become one of Norfolk's most highly regarded developers, blending thoughtful design with a superb specification throughout.

At the centre of the home is a spacious kitchen and dining room, featuring a bespoke Bryan Turner kitchen complete with quartz worktops and high-quality integrated appliances. The adjoining sitting room provides a natural continuation of the living space, while large openings and attractive garden views create a bright and inviting atmosphere throughout the day.

The accommodation includes three well-proportioned double bedrooms, a rarity among many modern bungalows, with two enjoying en-suite shower rooms and a separate family bathroom serving both residents and visitors. A practical utility room offers additional storage and internal access to the garage, helping to ensure day-to-day living remains both organised and efficient. The high standard of finish is evident throughout, with Porcelanosa bathrooms, herringbone flooring, flush casement windows and carefully selected fixtures and fittings enhancing every room.

Outside, the gardens provide a superb extension of the living accommodation, with a porcelain-paved terrace perfectly suited to outdoor dining and entertaining. The generous plot delivers a real sense of space, complemented by landscaped front gardens, ample private parking and an integral garage.

Crocus Cottage is ideally suited to those seeking the convenience of bungalow living without compromising on quality, specification. A home that balances comfort, style and practicality, set 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 single storey 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:- 0635-6130-6509-0879-6276

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

Crocus Cottage 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.

Some of the images used are of other plots within The Clayland Collection to help demonstrate the quality and specification of homes at Shrubland Drive, or have been virtually staged. Pleach trees have been virtually added to the rear garden. These are for representation only.

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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