

THE STORY OF

16a Fakenham Road

Beetley,, Norfolk

SOWERBYS

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16a Fakenham Road

Beetley, Norfolk
NR20 4BJ

Approx. 1/3 Private Plot

Conveniently Located for Market Towns of Dereham and Fakenham

Four Double Bedrooms, En-Suite to Principal Bedrooms

Utility/Boot Room, with Adjacent WC

Two Light and Spacious Reception Rooms

Ground Floor Study/Play Room

Desired Village Location

Ideal Family Home

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> We've loved the homely family feel of this property and enjoyed many quiet evenings in the garden, watching the wildlife.

An attractive four bedroom detached home occupying an unusually generous private plot of approximately one third of an acre, situated in the sought-after village of Beetley. Offering a combination of well-proportioned accommodation, excellent outdoor space and a convenient location, the property is particularly well suited to family life.

The scale of the plot is a notable feature, providing plenty of space for children to play, entertaining, gardening or simply enjoying the privacy that comes with a larger-than-average garden. It offers considerable flexibility for those looking for a home where outdoor space is as important as the accommodation itself.

Inside, the property provides four double bedrooms, including en suite facilities to the principal bedrooms, making it well equipped for a growing family, visiting guests or those requiring additional space to work from home. The accommodation also benefits from two light and spacious reception rooms, providing useful flexibility for both everyday family life and more formal occasions.

A ground floor study/play room adds further versatility, with the potential to create a dedicated home office, children's space or quiet area away from the main living accommodation. The utility/boot room and adjacent WC are practical additions, particularly for family life and for making the most of the home's connection with its generous garden and surrounding countryside.

The overall layout is designed to offer both shared and private space, with plenty of room for family members to spread out while retaining comfortable areas for spending time together. The four double bedrooms also provide scope for changing needs over time, whether that means children's bedrooms, guest accommodation, hobbies or working from home.

The current owners have also connected the heating, as the property did not have heating in place when they purchased it.









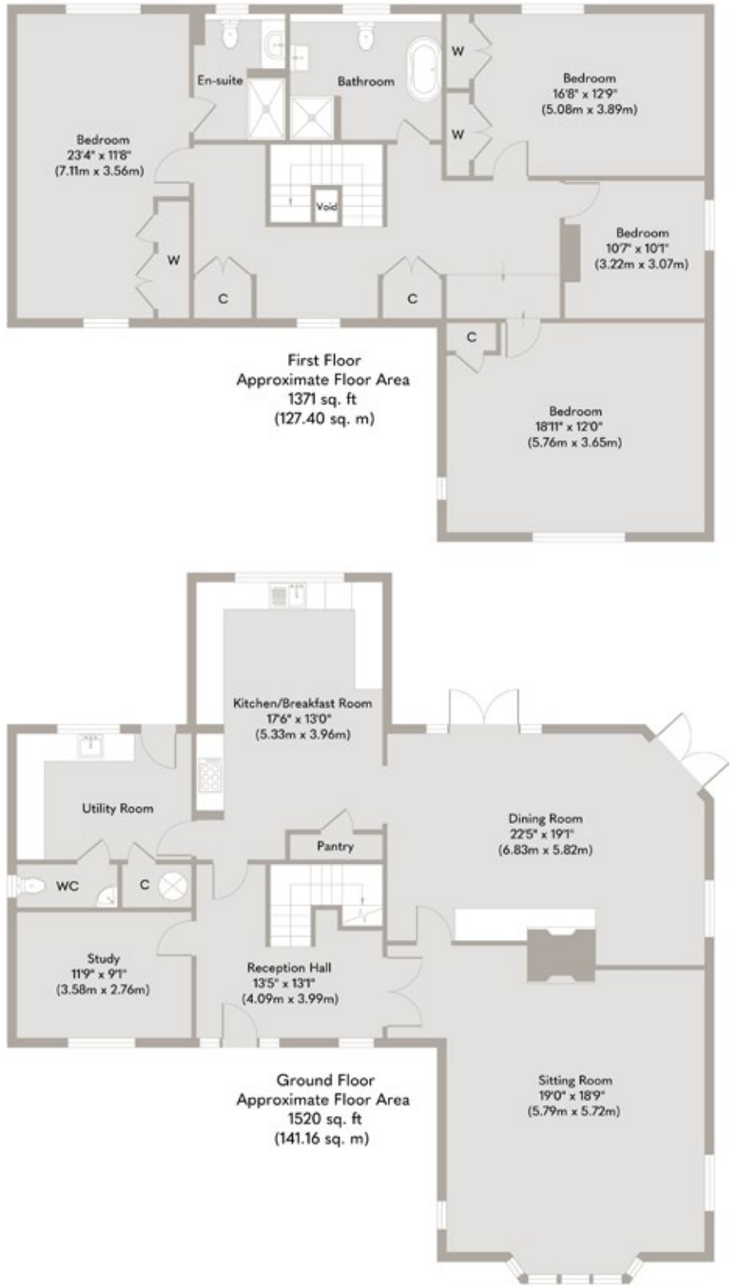












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 the Vendor



"One of my favourite spots in the house is the kitchen window looking out over the gardens."

SERVICES CONNECTED

Mains water and electricity. LPG heating. Drainage via septic tank.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 0184-2813-6836-9491-9865

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: ///going.slick.frightens

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SOWERBYS

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