

SOWERBYS

Norfolk Property Specialists



3 Beetley Meadows

Beetley, Dereham, Norfolk, NR20 4UU

Guide Price £550,000 - £575,000



Viewing by appointment with our
Dereham Office 01362 693591 or dereham@sowerbys.com



3 BEETLEY MEADOWS

Sowerbys are pleased to offer this spacious and well-appointed executive family home occupying mature grounds of 0.35 acres (STMS). Located in a highly sought-after cul-de-sac position with secluded surroundings backing onto meadows, in the ever popular village of Beetley. The property has been lovingly maintained and superbly extended by the existing owners who have been in residence for many years. This unique property provides spacious, well presented and flexible accommodation arranged over two floors, extending to approximately 2,500 sq. ft.

In brief, the accommodation comprises an entrance hall, 20'9" dual aspect sitting room with wood-burning stove, a stand-out open-plan kitchen/dining/garden room featuring a high quality fitted kitchen, utility and cloakroom on the ground floor. On the first floor you will find four bedrooms with the principal benefiting from an en-suite as well as the family bathroom with bath and separate shower, all of which are arranged around an impressively bright and spacious landing providing ample space for a study area.

Beetley Meadows is a small cul-de-sac which grants access to a handful of detached homes which are all of similar stature. The property is approached via a shingle driveway providing a generous amount parking to the front of the attached double garage. The grounds extend to approximately 0.35 acres (STMS), with well-manicured front and rear gardens, the majority of which are laid to lawn with mature low maintenance borders containing a wealth of beautiful plants and shrubs. A terrace wraps around to the rear of the property providing the perfect position for alfresco dining and the boundaries are defined by hedging and fencing which has been recently replaced. To the rear you will find beautiful unspoilt views over the surrounding countryside and in addition there is a newly erected timber framed workshop with light and power.



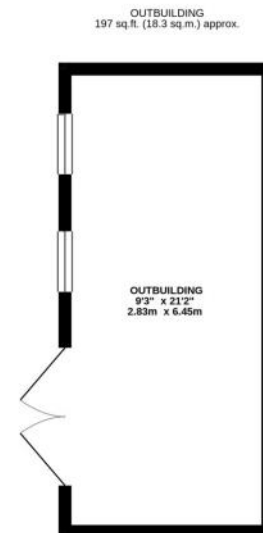
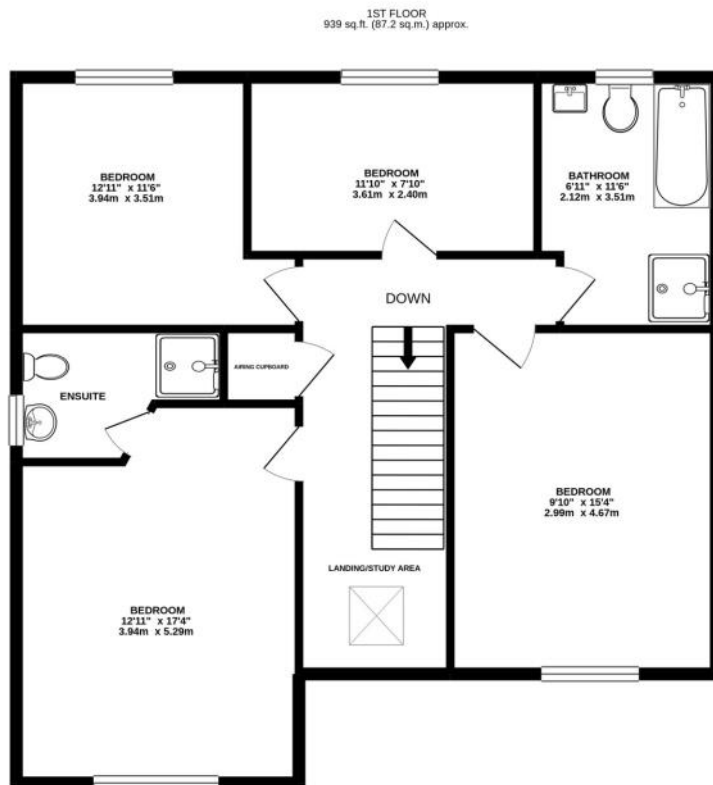
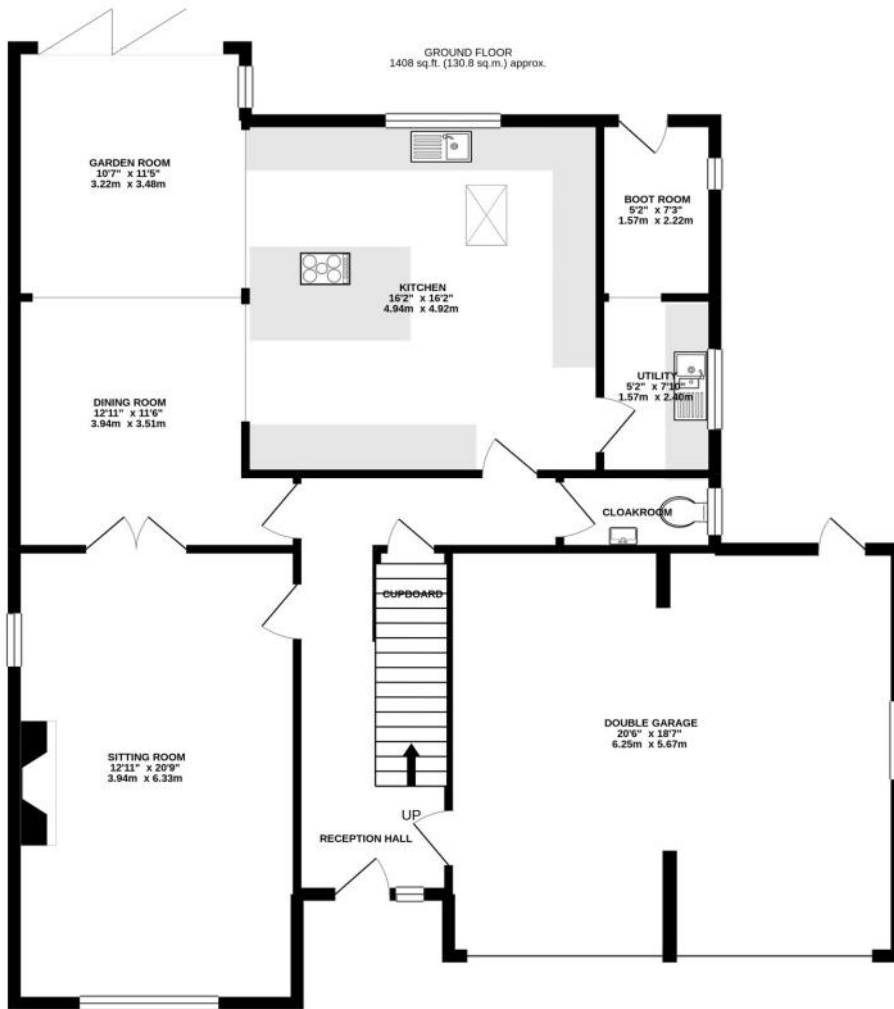
KEY FEATURES

- Immaculately Presented Family Home
- Sought After Cul-de-Sac Location
- Grounds Extending to 0.35 Acres (STMS)
- Superb Open-Plan Kitchen/Dining/Garden Room
- Four Double Bedrooms, One En-Suite
- Dual Aspect Sitting Room with Wood-Burning Stove
- Impressive Principal Suite
- South Easterly Facing Rear Gardens with Meadow Views
- Double Garage, Workshop and Driveway with Ample Parking









TOTAL FLOOR AREA : 2543 sq.ft. (236.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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

Beetley is a village and civil parish in the Breckland district of Norfolk. The village has an outstanding Ofsted rated pre-school, a primary school and close by is the Gressenhall Museum of Rural Life, situated between Beetley and Gressenhall. The village is located approximately four miles away from Dereham. Dereham is a busy market town with a good range of shops, golf course, swimming pool, restaurants and cafes, secondary schools, hospital, numerous churches and a cinema.

SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating. Telephone, broadband and Sky connections.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9500-5727-0422-8024-3493

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.

Viewing by appointment with our Dereham Office:
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