

FAKENHAM ROAD

# Beetley, Dereham NR20 4BJ

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



A hand holding a smartphone displaying the Starkings &amp; Watson virtual tour app. The screen shows a 'Enter virtual tour' button and the company logo. Below the phone is a QR code and the text 'SCAN HERE FOR A VIRTUAL TOUR'. The background is a teal gradient.



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- 1700 Sq ft (stms) Family Home
- Close to a Woodland Setting
- Backing onto Village Green & Park
- Three Reception Rooms
- Annexe Potential
- Four Bedrooms
- Shower Room & Family Bathroom
- Garage & Home Office

Located on the FRINGES of the VILLAGE, backing onto the BEETLEY MEADOWS, this 1700 Sq. ft (stms) detached FAMILY HOME is set back from the road with ANNEXE POTENTIAL, home office, and a PLOT of some 0.27 ACRES (stms). Surrounded by WOODLAND, this beautiful setting is shared with an ABUNDANCE of WILDLIFE, creating a peaceful setting in the rear garden. The downstairs space is EXTREMELY VERSATILE, and offers POTENTIAL for a NEW OWNER to make their own mark on the property. The hall entrance leads to the 23' sitting room, OPEN PLAN KITCHEN and breakfast room with the rear lobby, shower room and ground floor bedroom/family room. The GARAGE is attached, offering further potential. Upstairs, FOUR BEDROOMS lead off the landing, along with the family bathroom. The rear garden is laid to lawn, with various seating areas, and easy access to the VILLAGE SCHOOL and PARK.

#### LOCATION

Beetley is a typical Norfolk village situated some three miles North of Dereham. With an excellent local school and New Inn Thai Restaurant & Public House', the neighbouring village of Gressenhall offers a newly opened community owned Pub - The White Horse, village post office and shop. Dereham offers a wide range of amenities, and is only a short drive away.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR20 4BJ), but to help you...From Dereham town centre proceed along Quebec Road in the direction of Fakenham. Head out of the town passing the Golf Club and after some 3 miles take the left hand turning onto the B1146 signposted for Beetley and Fakenham. After approximately 1 mile the property can be found on your right hand side, indicated by our For Sale board.

The property is approached via a tarmac driveway with mature front garden and spacious lawned area. A useful storage building/home office can be found to the front.

uPVC obscure double glazed entrance door to:

#### ENTRANCE HALL

Wood effect flooring, radiator, uPVC obscure double glazed window to front, uPVC obscure double glazed window to side, stairs to first floor landing, coved ceiling, doors to:

#### FAMILY ROOM/BEDROOM

15' 11" x 14' 4" Max (4.85m x 4.37m) Wood effect flooring, radiator, velux window to side x2, uPVC obscure double glazed window to side, coved ceiling and loft access hatch.

#### SHOWER ROOM

Four piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with twin head and mixture of jets thermostatically controlled rainfall shower and glazed shower screen, timber sauna, tiled splash backs, extractor fan, non-slip wet room flooring, vertical radiator, window to side, uPVC obscure double glazed window to rear, coved ceiling with recessed spotlights.

#### SITTING/DINING ROOM

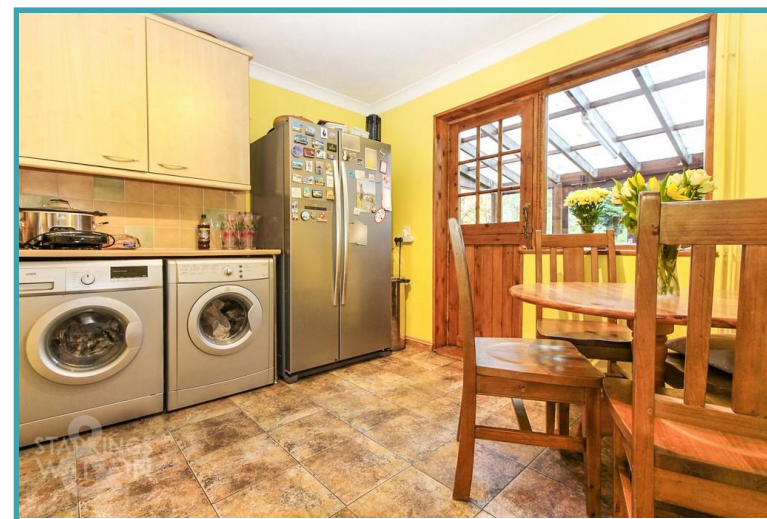
23' 9" x 18' 3" Max (7.24m x 5.56m) Feature fire place, oak wood flooring, radiator x2, uPVC double glazed window to side, uPVC double glazed French doors to rear, television point, coved ceiling.

#### KITCHEN

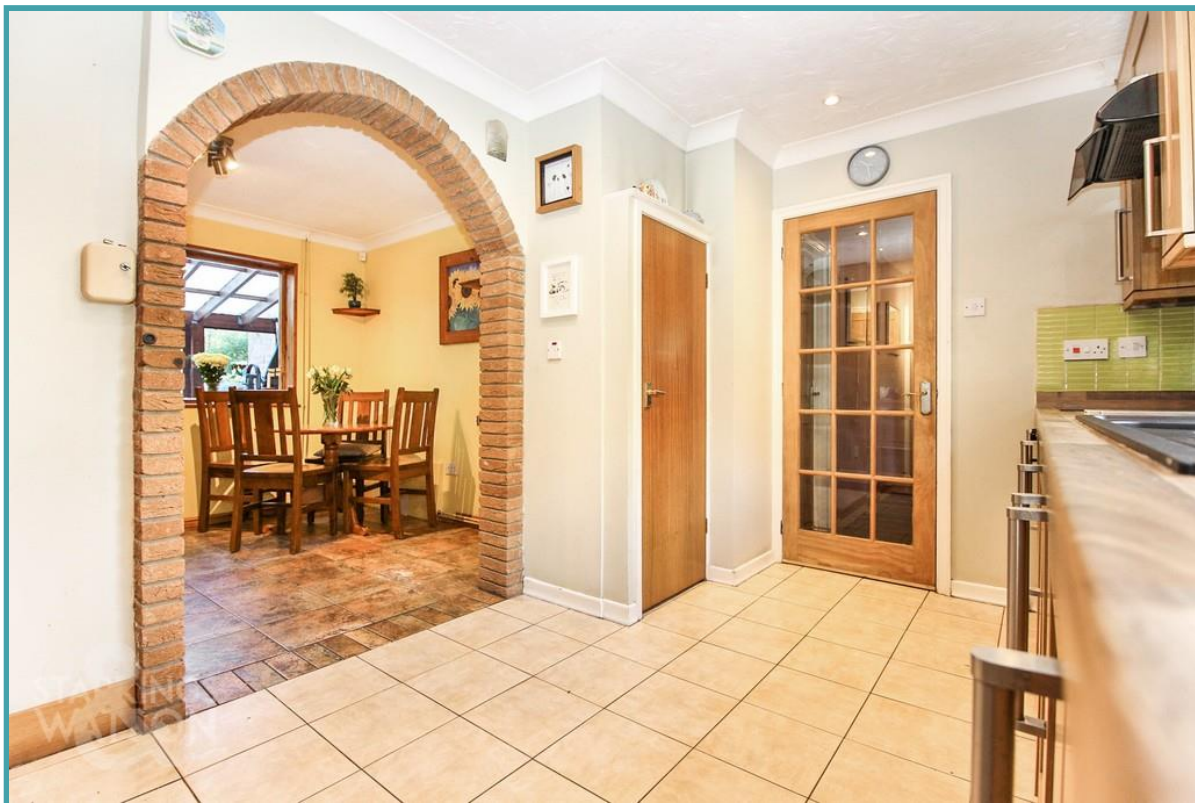
12' 4" x 8' 7" Max (3.76m x 2.62m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, matching up-stands, inset electric hob, built-in electric oven and extractor fan over, space for dishwasher, tiled flooring, uPVC double glazed window to front, floor standing oil fired central heating boiler, coved ceiling with recessed spotlights, opening to:

#### BREAKFAST ROOM

10' 7" x 8' 8" (3.23m x 2.64m) Fitted range of wall and base level units with complementary rolled edge work surfaces, tiled splash backs, space for American style fridge/freezer, space for washing machine, space for tumble dryer, space for dining table, tiled flooring, window



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to rear, coved ceiling, door to:

#### REAR LOBBY

12' 2" x 7' 5" (3.71m x 2.26m) Vinyl flooring, window to side, window to rear, double glazed door to rear.

#### STAIRS TO FIRST FLOOR LANDING

Wood effect flooring, uPVC double glazed window to front, built-in airing cupboard, doors to:

#### DOUBLE BEDROOM

7' 10" x 7' 8" Max (2.39m x 2.34m) Fitted carpet, radiator, uPVC double glazed window to front.

#### DOUBLE BEDROOM

11' 4" x 11' 3" Max (3.45m x 3.43m) Wood effect flooring, radiator, uPVC double glazed window to rear.

#### BEDROOM

11' 9" x 6' 7" Max (3.58m x 2.01m) Fitted carpet, radiator, uPVC double glazed window to rear.

#### DOUBLE BEDROOM

11' 4" x 9' 8" (3.45m x 2.95m) Tiled effect flooring, radiator, uPVC double glazed window to rear, range of built-in bedroom furniture.

#### FAMILY BATHROOM

Three piece suite comprising pedestal hand wash basin and mixer tap over, panelled bath with mixer tap, tiled splash backs, tiled walls, wall mounted vanity mirror, vinyl flooring, vertical radiator, uPVC obscure double glazed window to front, coved ceiling with extractor fan.

#### OUTSIDE

Outside the property offers a very generous garden with large patio space, sizeable lawned area, mature trees and to the bottom of the garden you will find a vegetable patch. The garden is enclosed with hedging and fencing, and offers gated access to the front.

#### DOUBLE GARAGE

Up and over door to front, window to rear, storage above, power and lighting.

#### HOME OFFICE

Fitted carpet, electric sockets, electric heating.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:

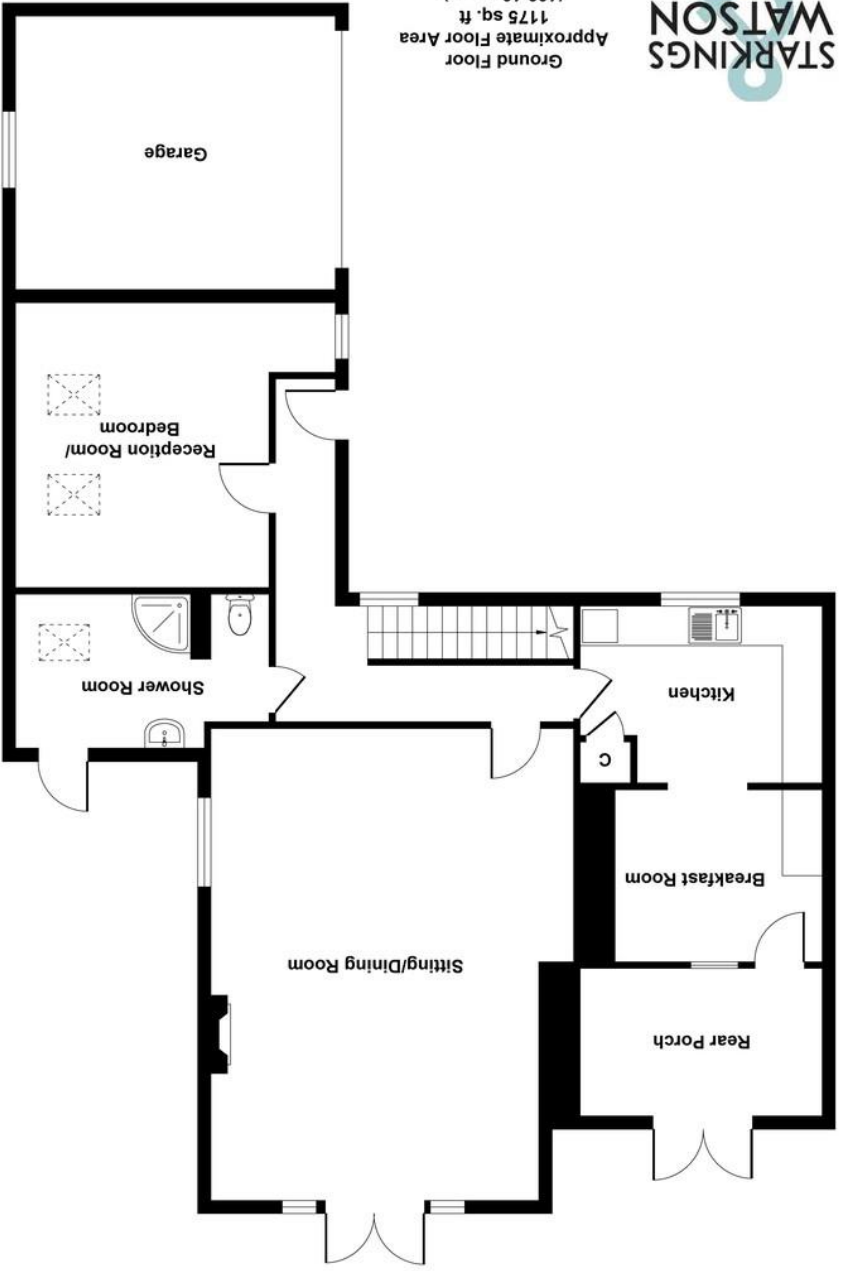


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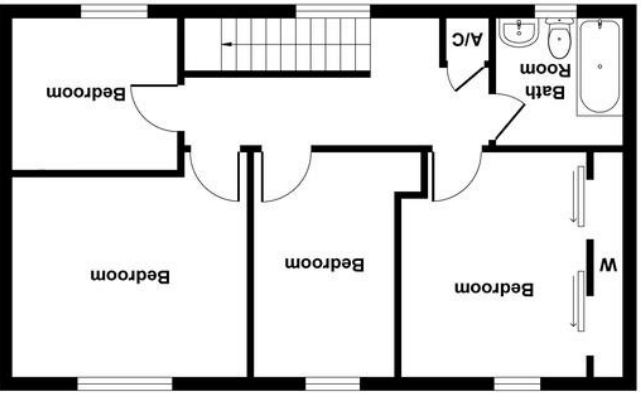
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Ground Floor  
Approximate Floor Area  
1175 sq. ft.  
(109.16 sq. m)



First Floor  
Approximate Floor Area  
556 sq. ft.  
(51.65 sq. m)



Approx. Gross Internal Floor Area 1731 sq. ft / 160.81 sq. m