



THE STORY OF

Field View

Beeston, Norfolk

SOWERBYS

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Field View

Chapel Lane, Beeston, Norfolk
PE32 2NG

Large, Spacious Property

Single Storey Living at its Best

Three/Four Bedrooms and Study

Wonderful Entertaining Space in
the Kitchen/Dining Room

Cosy, yet Bright and Airy Lounge

Conservatory Overlooking the Garden

Double Garage

Parking for Several Cars

Generous Rear Garden with Summerhouse

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“A comfortable, quiet, and spacious home...”

The popular village of Beeston makes for a wonderful setting, with this superb four bedroom detached bungalow being only a short walk to the village pub and a short drive to the historic market towns of Dereham and Swaffham.

It is immediately apparent that we are about to step into something rather special. Arriving in the large hallway, from which all the primary rooms lead, it's clear that the property has been finished to an excellent standard, with recently fitted oak panelled doors throughout being just one example of this. There's an immediate feeling of space, which can sometimes feel lacking in other properties, but which is in abundance at Field View. Whether it's in the hallway, the large lounge, or the

equally capacious kitchen/dining room, there's a wonderful light and open feel throughout.

From the hallway you are drawn towards the lounge. This large, bright, double-aspect room is a wonderful place to be, no matter the season or time of day. The current owner has cleverly redesigned this room, moving the fireplace to the eastern flank and thus opening up the room to the garden. Meaning that, in the summer, it is a wonderful place to sit and read a book, hiding from the heat of the sun, whilst still being able to take in the wonderful garden views. Come the colder months, when the fire is on and friends and family are perched on the sofas, there are conversations to be had, debates to be held, and memories to be created.



The light-filled conservatory to the rear is another wonderful space to sit in and watch the world go by.

If the lounge is where you come to relax, the kitchen/dining room is the place to entertain. This splendid space has a stylish U-shaped fitted kitchen, with a large island in the middle, the natural place for guests to catch up, with drinks and nibbles. The more formal dining area is a space to relax and enjoy long Sunday lunches or fancy suppers, with the chef preparing a feast just a few short steps away from the table.



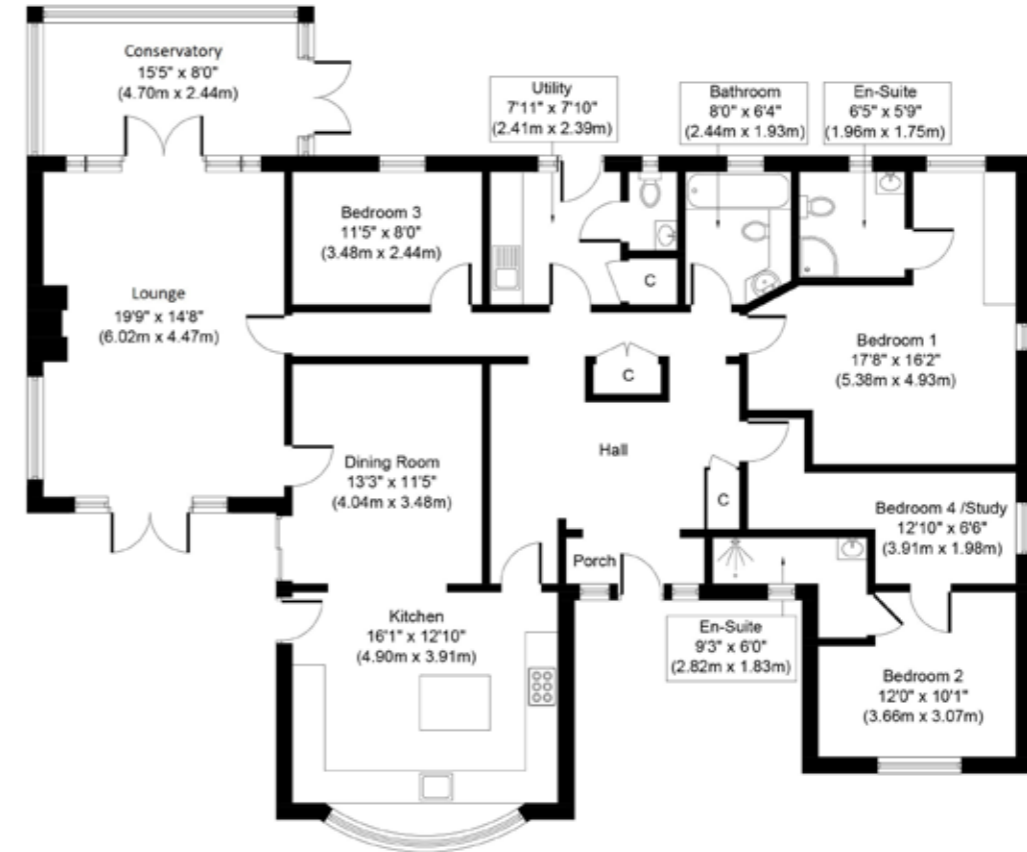
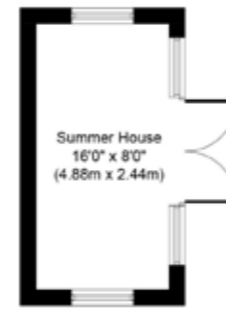


The property's principal bedroom is a spacious suite; a generously proportioned bedroom with a modern, private en-suite and plenty of storage for clothing. Directly next door is a study that flows into a double bedroom, which too has a private en-suite. If a study is not needed, the addition of some fitted wardrobes would create a luxurious suite to challenge the current primary bedroom as the crowned main bedroom. The third double bedroom has use of the family bathroom.

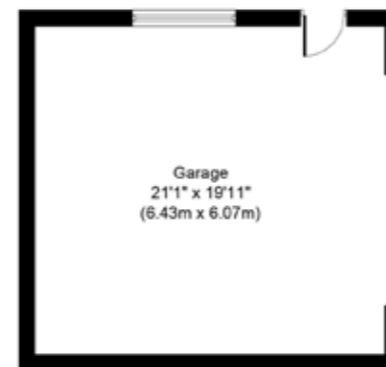
The ever important utility room and WC completes the internal accommodation. Practically positioned to allow easy access from the garden, it's ideal for when gardening, or entertaining outside.



The large garden to the rear of the property features some mature planting around the edge and includes an east-facing summerhouse - the ideal sunny spot for breakfast in the summer months. Largely lawned, the outside space is a complete blank space for a budding gardener. The shingle driveway to the front of Field View provides ample parking space for several cars and there's a large double garage to one side.



Approximate Floor Area
1884 Sq. ft.
(175.0 Sq. m.)



Outbuilding
Approximate Floor Area
549 Sq. ft.
(51.0 Sq. m.)

(Not Shown In Actual Location / Orientation)

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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ALL THE REASONS



Beeston

IN NORFOLK
IS THE PLACE TO CALL HOME



Beeston is a conveniently situated small village, close to the A47, but set back far enough for a quiet location.

Its close proximity to main routes gives easy access to Dereham, Norwich, Swaffham and Fakenham. There are rail links to London and Cambridge from Downham Market which is 23 miles away, and an airport in Norwich which is 24 miles away. Beeston has a pleasant community and a useful village store and pub which is owned and run by the community. There is also a small primary school.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city.

Swaffham is a thriving and historic market town with an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent Golf Club. The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.



Note from the Vendor



The rear garden at Field View

“There’s such peace and quiet here, a more relaxed way of life.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9133-1009-7207-7577-0200

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: ///slung.gathering.invite

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SOWERBYS



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