



THE STORY OF

Claremont

Beetley, Norfolk

SOWERBYS

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THE STORY OF

Claremont

25 Elmham Road, Beetley,
Norfolk, NR20 4BW

Spacious Detached Chalet on a Picturesque
Tree-Lined Road in Popular Village

Set in a 1/3 Acre Plot (stms) with Enchanting
Rear Garden with a Summerhouse, Greenhouse,
and Direct Woodland Access

Thoughtfully Extended and Modernised to
an Exceptional Standard Throughout

Impressive 25ft Kitchen/Dining Room with
Vaulted Ceiling and Exposed Timbers

Stylish Contemporary Country Kitchen with Solid
Oak Worksurfaces and Electric Range Cooker

Two Additional Reception Rooms
Offering Versatility and Charm

Four Double Bedrooms, with a Large Loft Conversion
Providing Flexible Living Arrangements

Well-Appointed Bathrooms and Brand
New UPVC Double Glazed Units

Detached Garage, Gated Driveway, and Large
Front Garden for Parking and Privacy

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“A harmonious blend of contemporary living and tranquil surroundings...”

Experience the epitome of modern country living in this impressive and spacious detached chalet, nestled within the popular village of Beetley. Set on a scenic tree-lined road, this remarkable property boasts a generous 1/3 acre plot (stms), providing expansive front and rear gardens for you to embrace the outdoor lifestyle you’ve always desired.

Step inside and be enchanted by the thoughtful extension and meticulous modernisation that has transformed this home into a haven of style and comfort. The highlight of the property

is undoubtedly the breathtaking 25ft kitchen/dining room. With its vaulted ceiling, exposed wooden joists, and abundant natural light pouring in through the large windows, this space becomes the heart of the home. The sleek contemporary country kitchen, complete with solid oak worksurfaces and an electric range cooker with gas hob, is perfect for culinary adventures. Adjacent to the kitchen, a separate utility room adds convenience and provides access to both the cloakroom and the enchanting rear garden.





Discover even more versatility and charm in the two additional reception rooms. The dual-aspect living room exudes warmth with its central fireplace housing a cosy wood-burner style gas fire. Whether it's a quiet evening by the fire or entertaining guests, this room offers the perfect ambiance. The generously sized study is an ideal space for a home office or can effortlessly transform into a fifth bedroom, catering to your ever-evolving lifestyle needs.

Thoughtful design extends throughout the ground floor, where two of the four double bedrooms are conveniently located, accompanied by a spacious four-piece family bathroom. Ascend to the upper level and find two further well-proportioned bedrooms, each boasting Velux windows and sharing access to a well-appointed bathroom. Throughout the property, modern comforts abound with brand new UPVC double glazed units and efficient oil-fired central heating ensuring year-round comfort.

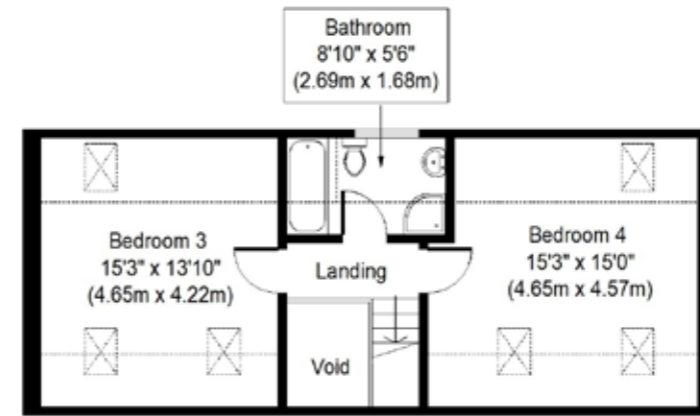




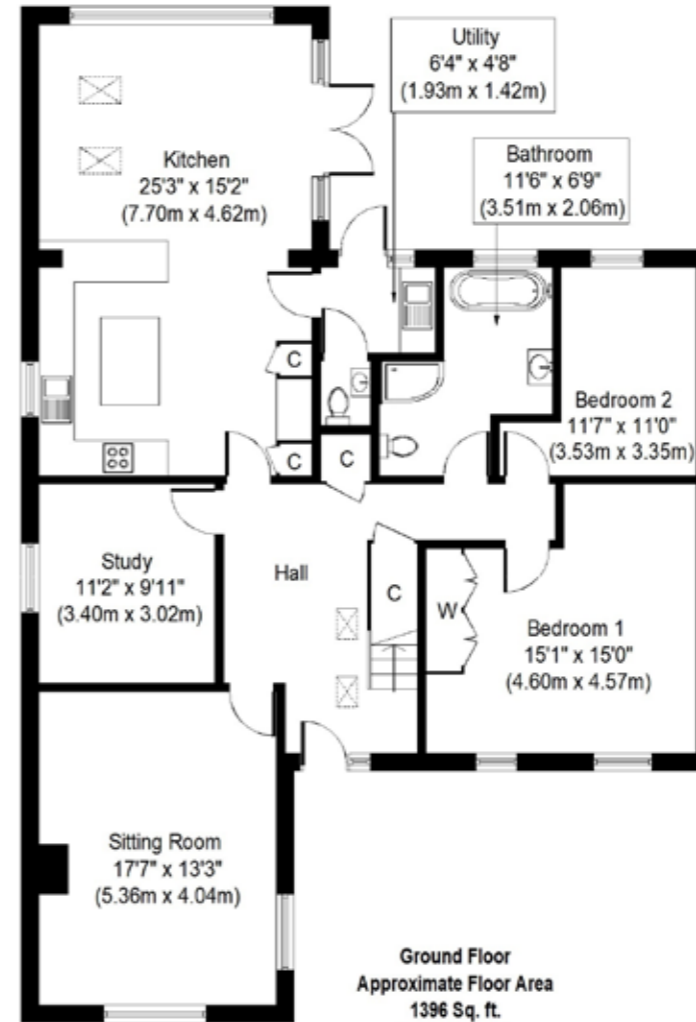
As you step into the captivating rear garden, a world of outdoor living unfolds before you. Delight in the carefully divided space, offering three distinct areas for your enjoyment. The lower garden features a lawn and flower beds, providing a serene retreat. A charming summer house adds a touch of whimsy, whilst a rear gate grants direct access to the adjacent woodland, inviting you to explore the natural beauty of the surroundings. The extensive patio area, enclosed by an inviting low-level picket fence, creates a private oasis for relaxation and entertaining. Parking is a breeze with a detached single garage and a driveway secured by double gates, complemented by the spacious front garden adorned with a shingled driveway and enclosed by panelled fencing and a five-bar gate.

This remarkable chalet in Beetley offers a rare opportunity to own a stylish and meticulously transformed home within a highly desirable village location. Embrace the harmonious blend of contemporary living and tranquil surroundings, and make this dream home your own.

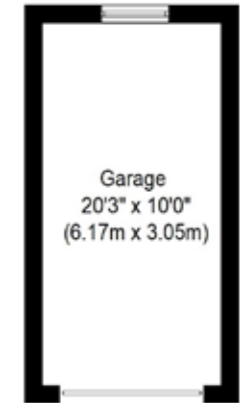




First Floor
 Approximate Floor Area
 (Excluding Void)
 523 Sq. ft.
 (48.6 Sq. m.)



Ground Floor
 Approximate Floor Area
 1396 Sq. ft.
 (129.7 Sq. m.)



Garage
 Approximate Floor Area
 203 Sq. ft.
 (18.9 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.

ALL THE REASONS



Beetley

IN NORFOLK
IS THE PLACE TO CALL HOME



In the Breckland district of Norfolk, Beetley is a small village enjoying a perfect blend of countryside surroundings and easy links to the wider area. The village has an outstanding Ofsted rated pre-school, a primary school and village hall with a recreation ground. There are many rural walks in the surrounding area and Beetley Common is wonderful for spotting

wildlife. Close by is the Gressenhall Museum of Rural Life, situated between Beetley and Gressenhall.

The village has its own Thai restaurant and pub, The New Inn, and there are plenty of places to eat out in the surrounding villages.

Approximately four miles away is the market town of Dereham, where there is a good range of shops, golf course, swimming pool, restaurants and cafes, secondary schools, hospital, numerous churches and a cinema.



Note from Sowerbys



“The 25ft kitchen/dining room, with characterful timbers and light pouring in, is undoubtedly the heart of the home.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 0904-2862-7951-9821-1805

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: ///purchaser.anchovies.choice

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.

SOWERBYS



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