

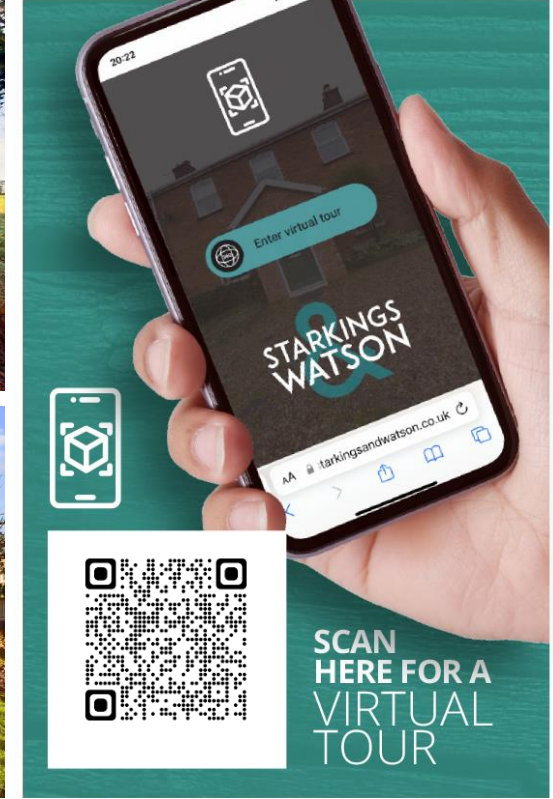
CHURCH ROAD

Beetley, Dereham NR20 4AB

Freehold | Energy Efficiency Rating : E

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

FOR SALE PROPERTY



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- Detached Family Home in Village Setting
- Close to 1600 Sq. ft (stms)
- Field Views
- Dual Aspect Sitting Room
- Kitchen/Dining Room
- Separate Utility Room
- Up to Four Bedrooms
- Enclosed Gardens & Oversized Garage

IN SUMMARY

NO CHAIN. This SIZEABLE detached FAMILY HOME occupies a 0.29 ACRE PLOT (stms), BACKING ONTO FIELDS, with over 1600 Sq. ft (stms) of accommodation. With a HUGELY FLEXIBLE LAYOUT the property is ideal for a growing family, or a buyer who is looking to put their own stamp on a property. Ready to MOVE-IN, but with POTENTIAL, large windows flood the property with excellent natural light, whilst oil fired CENTRAL HEATING and DOUBLE GLAZING installed. The accommodation comprises a hall entrance, 20' DUAL ASPECT SITTING ROOM, open plan KITCHEN/DINING ROOM of over 21', utility room, GROUND FLOOR BEDROOM and shower room. Upstairs, THREE BEDROOMS lead off the landing, with a useful W.C and built-in STORAGE. The GARDENS are enclosed and mainly lawned, whilst the GARAGE is an IDEAL WORKSHOP with double doors into the rear garden.

SETTING THE SCENE

Set back from the road with an 'in and out' driveway, a turning circle of lawn and hedging creates an ideal

private setting. The driveway is shingled, with lawns to front and side. Low level picket fencing encloses the rear garden, with access leading to the front entrance and adjoining garage.

THE GRAND TOUR

Heading inside the hall entrance is carpeted and includes the stairs which rise to the first floor. To your right the sitting room is carpeted and finished with two large windows to front and side creating a dual aspect. Centred around a feature fireplace, a door leads to the kitchen/dining room - ideal for entertaining. With extensive built-in cupboards, there is space for white goods and an electric cooker. Vinyl flooring and fitted carpet separate the kitchen and dining spaces, with further windows to side and rear. A door leads back into the entrance hall, whilst another leads to the utility room with general storage for white goods, two built-in storage cupboards, and doors to front and rear. Also to the ground floor you can find a triple aspect carpeted double bedroom which sits next door to a shower room, ideal for creating a main bedroom suite or of course visiting guests. With built-in storage, tiled splash backs and flooring, a three piece suite is installed. Heading up the stairs, three bedrooms lead off the landing, two of which are comfortable doubles with built-in storage, with the third being a single room. Built-in storage leads off the landing, along with a W.C.

THE GREAT OUTDOORS

The rear garden is a fantastic proportion, with a private aspect and non-overlooked rear view which



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opens onto fields. Enclosed with timber panelled fencing and mature hedging, a variety of storage can be found, with a green house and general storage. Gated access leads to front, allowing access to the oil tank. Stretching across the rear of the property is a large patio which also flows into the garage double rear doors.

OUT & ABOUT

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.

FIND US

Postcode : NR20 4AB

What3Words : ///group.detect.span

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

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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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.9ft)

Excluding balconies and terraces

Approximate total area^m
 1617.81 ft²
 150.3 m²

Reduced headroom
 15.51 ft²
 1.44 m²

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