



THE STORY OF

# The Oaks

*Beetley, Norfolk*

**SOWERBYS**

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# The Oaks

Beetley, Norfolk  
NR20 4BU

Highly Specified Executive Detached Home  
Completed in 2022 by Local Builders and Craftsmen  
Corner Position at End of Exclusive Private Cul-De-Sac  
Impressive Views Over Meadows and Woodland  
Four Bedrooms, En-Suite and Family Bathroom  
Open Planned Kitchen/Living Space  
Sitting Room, Dining Room, Study/Snug  
Solar PV with Battery Storage and EV Charging Point  
Delightful Landscaped Gardens, Summerhouse and Sheds

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“We’d describe our home as peaceful,  
spacious and versatile.”

This highly specified detached home was completed in 2022 by a firm of well regarded local builders and craftsmen.

Over the last few decades, the same firm of builders have built each of the properties within the highly regarded ‘Paddocks’ which is positioned off of the delightful Elmham Road within the mid-Norfolk village of Beetley.

The property itself is found at the end of the cul-de-sac in a corner position,

affording an impressive plot seclusion and most importantly, panoramic views over the neighbouring meadows and woodland which provide a serene backdrop to the home.

Internally, the property has been finished to an exceptional standard with highly specified fixtures to be discovered throughout.



The ground floor accommodation is truly spacious with approximately 1250 Sq. Ft. of living space, including the entrance hall, a stand-out open planned kitchen/dining/living space with a modern fitted kitchen which plays host to a wealth of integral appliances, and is bathed in light with its triple aspect.

The separate sitting room again features stunning triple aspect, bi-folding doors bringing the garden into the home, along with a fireplace housing the must-have wood-burning stove which is perfect on those cosy winter evenings!

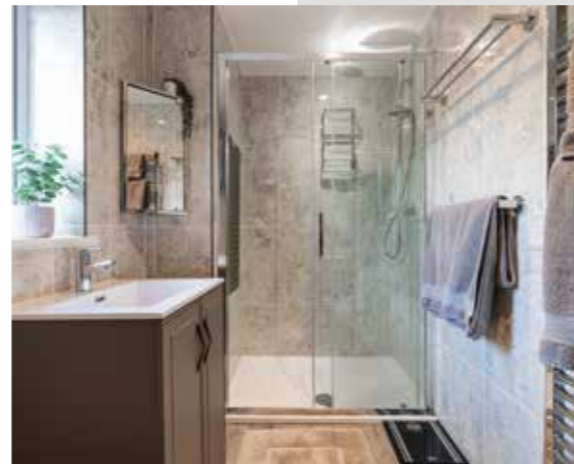
Furthermore, a spacious dining room, study/snug, cloakroom with WC and a handy utility room complete the ground floor.



Moving to the first floor, a spacious landing grants access to a total of four well-appointed bedrooms.

The current owners have created a doorway through from the principal bedroom into bedroom four, and in doing so have created a useful dressing room which includes fitted wardrobes and additional storage. There is also an en-suite shower room.

Evidently, it would be most possible to reinstate the dressing room into its former use as the fourth bedroom with minimal disruption. Bedrooms two and three are well-served by the family bathroom.

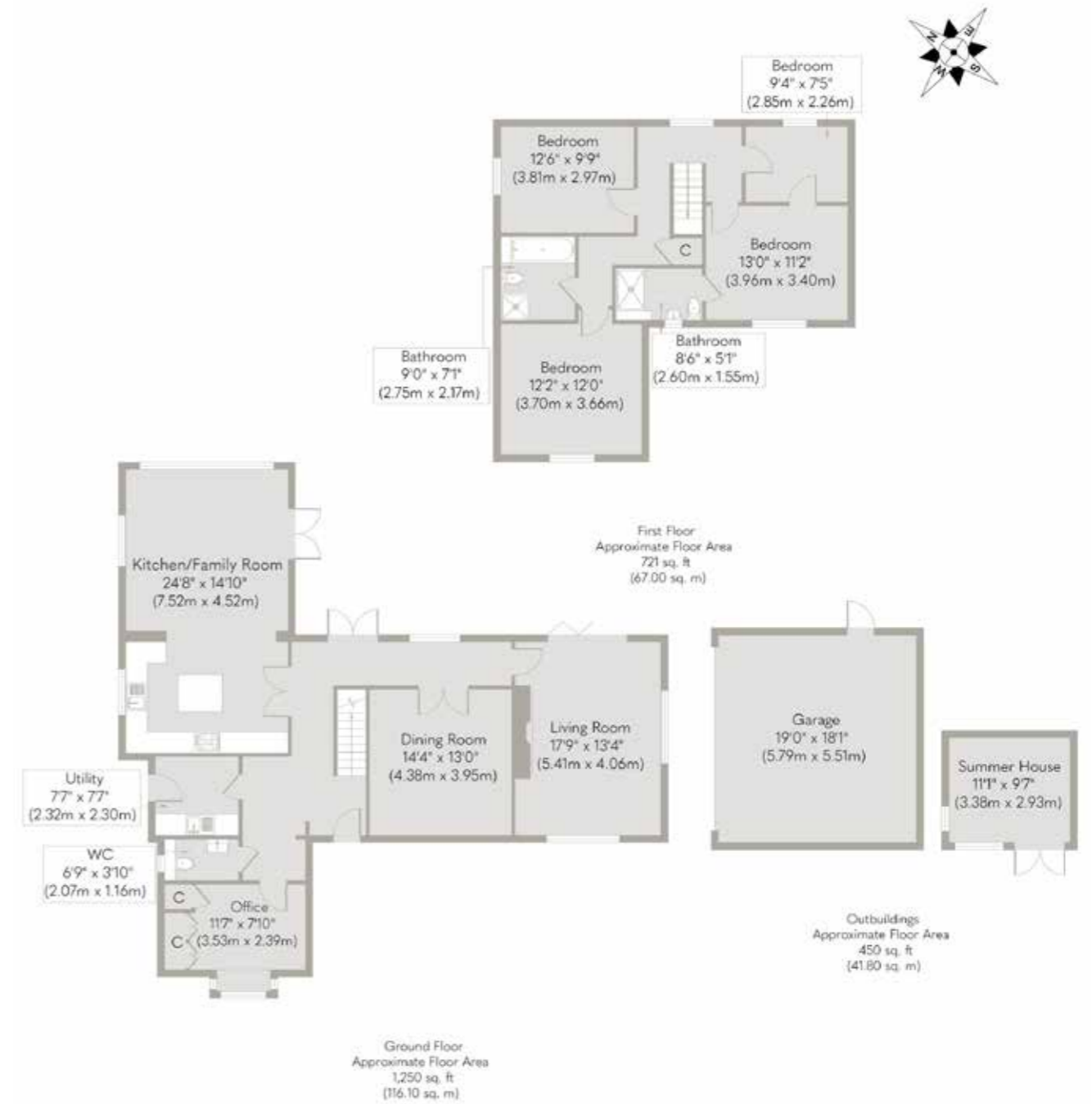




Externally, the current owners have continued to improve upon the excellent finish internally with extensive landscaping to the gardens.

You will find a patio which wraps around the rear of the property, borders containing a wealth of shrubs, two useful garden sheds and even a delightful summerhouse which features a deck area and adjoining pergola – perfect to enjoy the stunning views over the surrounding countryside, al-fresco dining and more.

Furthermore, technical specifications include solar PV panels, battery storage and even an EV charging point – excellent features to suit the requirements of today and to contribute to a greener future!



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 The Vendor



“We have lots of space for entertaining friends and family, inside and out, all year round.”

THE VENDOR



### SERVICES CONNECTED

Mains water, electricity and drainage. LPG gas fired central heating.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

C. Ref: 2510-3014-5307-3372-8200

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: ///repeating.tabs.stays

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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