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THE STORY OF
Chestnut Lodge
Beeston, Norfolk

SOWERBYS



THE STORY OF

Chestnut Lodge

Beeston, Norfolk
PE32 2NF

Contemporary Family Home

Spacious and Flexible
Accommodation

Flooded with Natural Light

Modern Fitted Kitchen

Generous Living Room

Three Double Bedrooms

En-Suite to Principal
and Family Bathroom

Cart Shed Parking

Enclosed Rear Garden

No Onward Chain

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com

Nestled in the tranquil village of Beeston, this unique modern home could be your ideal choice. Constructed in 2015, this impressive detached residence offers ample style and space to accommodate the whole family. Sunlight streams through the windows, creating a bright, airy, and welcoming atmosphere throughout. The ground floor's open plan design enhances this feeling, featuring a spacious 26ft living room flowing seamlessly into a fully equipped contemporary kitchen. Completing the ground floor are a dining room and a convenient utility/cloakroom.

Upstairs, three generously sized bedrooms await, all doubles, with the principal bedroom benefiting from an en-suite, while the remaining rooms are served by a family bathroom.

Outside, the rear garden is predominantly lawned and enclosed by panelled fencing. Additionally, there is a triple cart shed located behind the property; this home owns one space, with the other two belonging to a neighbouring property. Two allocated parking spots are situated behind the cart shed, accessed via the adjacent village pub's car park. The property also enjoys efficient Air Source heating, providing underfloor heating on the ground floor and radiators on the first floor.

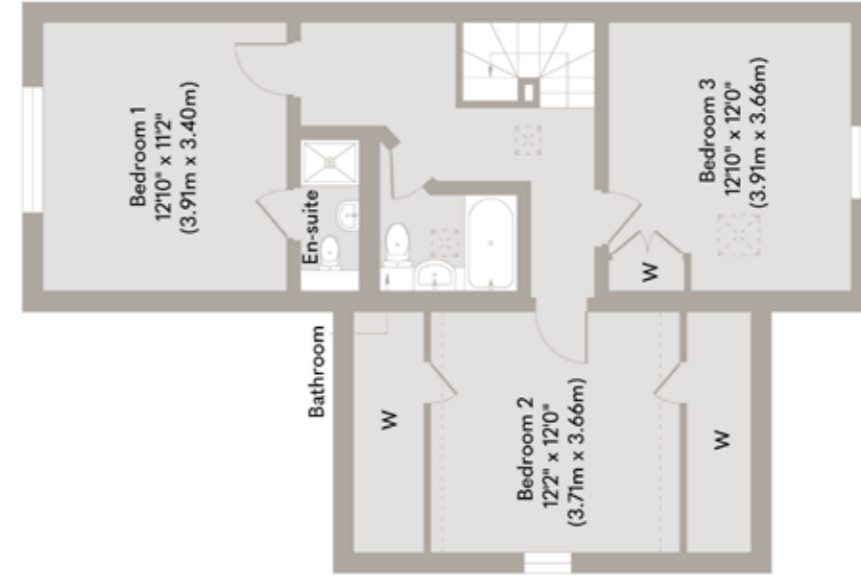


I love my kitchen. It faces out onto a lovely, quiet junction, which looks so idyllic with green hedgerows, trees, and a classic old signpost.





Outbuilding



First Floor

Ground Floor 732 sq. ft. (68.00 sq. m)

First Floor 732 sq. ft. (68.00 sq. m)

Outbuilding 129 sq. ft. (12.02 sq. m)

Total Floor Area 1,593 sq. ft. (148.02 sq. m)



Ground Floor

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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Beeston

PEACEFUL VILLAGE LIVING WITH
CONVENIENT CITY ACCESS



Beeston is a conveniently situated small village, close to the A47, but set back far enough for a quiet location. Its close proximity to the A47 gives easy access to Dereham, Norwich and 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 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



“Locally, Castle Acre is a wonderful area to walk dogs - just four miles away.”



SERVICES CONNECTED

Mains water and electricity. Drainage via sewerage treatment plant. Air source heat pump with underfloor heating to ground floor and radiators to first floor.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0946-3822-7077-9906-1545

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: ///shipwreck.snowboard.ambushes

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SOWERBYS

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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

