



THE STORY OF

# 40 Fakenham Road

*Beetley, Norfolk*

SOWERBYS





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# 40 Fakenham Road

Beetley, Norfolk  
NR20 4BT

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Stylish New Kitchen Upgrade

Durable Hard Flooring in Kitchen,  
Hallway, Dining and Conservatory

Year-Round Usable Conservatory

Flexible Family Living Spaces

Four Spacious Double Bedrooms

New Covered Entertaining Area

Additional Parking for Caravan

Generous Private Rear Garden

Double Detached Garage Included

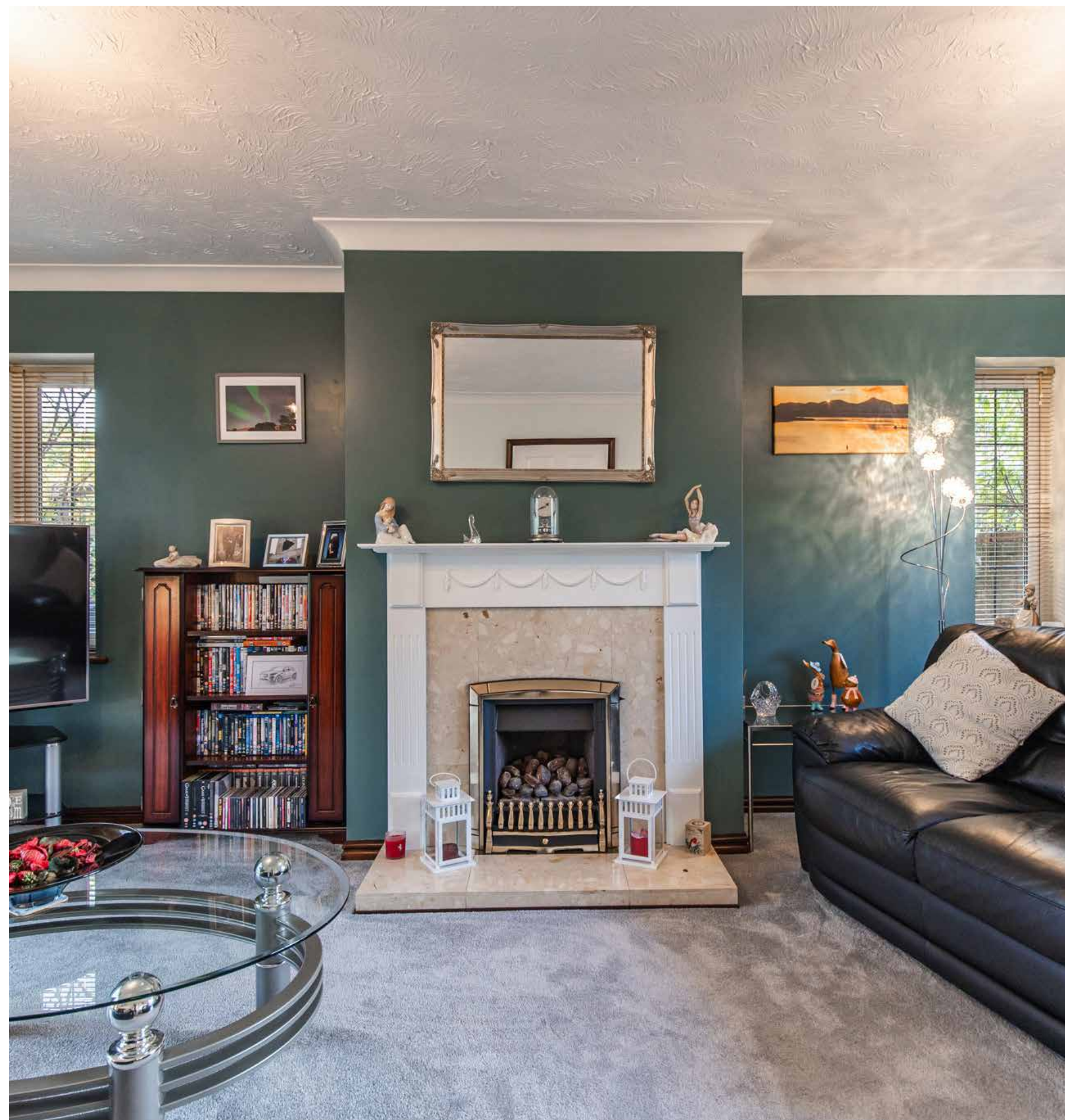
Sought-After Private Close Location

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**SOWERBYS DEREHAM OFFICE**

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This beautifully upgraded detached home blends modern family living with elegant style and thoughtful practicality. Tucked away in a private close, the property has been meticulously enhanced to create a warm and versatile space designed for both comfort and functionality.

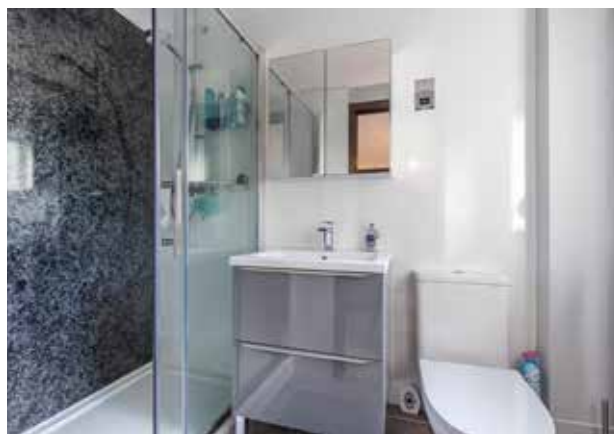
The ground floor offers an array of flexible living spaces, including a stunning new kitchen/breakfast room. Designed with both style and usability in mind, it features high-quality fittings and a layout perfect for anything from casual family meals to entertaining guests. The conservatory has been reimagined as a year-round living space, filled with natural light and finished to an impeccable standard. Additional reception rooms include a lounge, dining room, and study, ensuring plenty of space for working, relaxing, or hosting.

Upstairs, the home boasts four spacious double bedrooms. The principal suite features a luxurious en-suite, while the remaining bedrooms are served by a large family bathroom complete with a four-piece suite.

The outdoor spaces are just as impressive. The front of the property has been thoughtfully updated with additional parking, ideal for accommodating a caravan or preparing for the future needs of a growing family as children begin to drive. A generous driveway, a double detached garage, and a hidden front garden add further convenience and charm. To the rear, the landscaped garden offers a private retreat with a patio area perfect for alfresco dining, while the newly added covered outdoor entertaining space at the side of the house provides the ideal setting for year-round socialising or family time.

This exceptional home has been finished to a high standard, offering stylish upgrades and practical features that make it perfectly suited to modern family life in a sought-after location.









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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# Beetley

RURAL CHARM, VIBRANT  
COMMUNITY AND CONNECTIONS

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*



“This beautifully upgraded detached home blends modern family living with elegant style and thoughtful practicality.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

E. Ref: 8291-3984-7729-6497-7063

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: ///vaulting.crusted.surnames

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation  
to these Norfolk charities every time we sell a home

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Journey

 **St Martins**  
more than a home  
for the homeless

 **mind**  
Norfolk and  
Waveney

 **Cancer  
Charity**  
— EST. NORFOLK 1989 —

 **East Anglian  
Air Ambulance**

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