



THE STORY OF

1 The Paddocks

Beetley, Norfolk

SOWERBYS



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Beetley, Norfolk
NR20 4BU

Detached Family Home

Popular Village Location

Accommodation Stretching to Over 2100 Sq. Ft.

Five Bedrooms

Study

Large Lounge

Impressive Kitchen Family Room to the Rear

Landscaped Garden

Double Garage

SOWERBYS DEREHAM OFFICE

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This beautifully extended family home is situated in a highly sought-after location, offering a harmonious blend of space, style, and functionality. The versatile layout is perfect for modern living, with a series of well-proportioned and light-filled rooms throughout.

The heart of the home is the impressive 15'8 sitting/dining room, where expansive glazing invites views of the private rear garden—a wonderful space for entertaining or quiet relaxation. The 17'3 lounge provides a comfortable retreat, complemented by a cosy snug and an 11'1 study for added flexibility.

The five bedrooms include a well-appointed principal suite with a re-fitted en-suite, while the remaining bedrooms are served by a stylish re-fitted family bathroom.

Outside, the private rear garden offers a tranquil escape, with ample space for outdoor living. A double garage and driveway provide practical storage and parking solutions, completing this exceptional property.

Set in a prime location, this extended family home is both practical and elegant, catering effortlessly to the demands of family life.





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

COUNTRYSIDE LIVING WITH
SCHOOLS, WILDLIFE, AND CHARM



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 extended family home is both practical and elegant, catering effortlessly to the demands of family life.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref: 2211-1112-4432-1117-0924

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: ///menswear.zeal.stint

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SOWERBYS

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Journey

 St Martins
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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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