



Introducing  
Wood Drive  
Beetley

**SOWERBYS**

Upon arrival to the property, prospective tenants are immediately welcomed in to the entrance hall which leads to the well proportioned ground floor accommodation. Bathed in natural light, the cosy sitting room complete with an electric fireplace boasts adequate dimensions for all traditional furnishings. Beyond the sitting room, prospective tenants will find a formal dining room, ideal for entertainment and reception throughout all times of the day. Home to an abundance of both cupboard and worktop units, the modern fitted kitchen is perfect for those looking to display their culinary skills. Offered with an electric cooker, the kitchen has space for a washing machine and fridge freezer. The reception space within the property is extended further in the form of a conservatory which enjoys an aspect of the private enclosed garden. Completing the ground floor accommodation is a bathroom comprising a free standing bath tub, wash basin, WC and a heated towel rail.

Stairs located in the sitting room leads prospective tenants to the first floor bedroom accommodation.

The principal bedroom is a spacious double room benefiting from a range of fitted units. The second bedroom is another comfortable double room allowing for traditional furnishings. The third bedroom, a single room could alternatively be utilised as a study, ideal for those working remotely. Complementing the bedrooms, the first floor shower room comprises a walk in shower, wash basin and WC.

The property is approached via a driveway which provides parking for two vehicles leading to a single garage with electric supply. The private enclosed garden features a low

maintenance lawn, dual patio areas, a timber structure storage shed and mature shrubbery.

Available March 12th on an initial 12 month tenancy.

#### **BEETLEY**

Beetley is a village and civil parish in the Breckland district of Norfolk. The village has an outstanding Ofsted rated pre-school, a primary school and close by is the Gressenhall Museum of Rural Life, situated between Beetley and Gressenhall. The village is located approximately four miles away from Dereham. Dereham is a busy market town with a good range of shops, golf course, swimming pool, restaurants and cafes, secondary schools, hospital, numerous churches and a cinema.

#### **COUNCIL TAX**

Band C.

#### **LOCATION**

What3words: ///songs.irritable.reflect

#### **AGENT'S NOTES**

Pets By Negotiation

Electric Heating

Available March 12th

Unfurnished

12 Month Initial Tenancy

#### **ENERGY EFFICIENCY RATING**

E. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://www.epcregister.com/> and enter in the reference number.



# SOWERBYS

Sowerbys Estate Agents Limited is a company registered  
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