



**Spinney Close, Beetley, Dereham, NR20 4TB**

**welcome to**

**Spinney Close, Beetley, Dereham**

Beautifully presented, extended 4-bed detached home, located within a well-regarded village with local amenities close by. The home features an open-plan kitchen/diner with bi-fold doors, impressive lounge, master bed with en suite & Juliet balcony, well-stocked garden, driveway parking & garage!!



## The Accommodation

Double glazed external entrance door opening to;

### Entrance Porch

Wood effect flooring, double glazed floor to ceiling obscure glass window to front aspect and door opening to;

### Entrance Hall

Wood effect flooring, stairs rising to first floor landing, under stairs storage cupboard, radiator, doors opening to lounge, kitchen/dining room and further door to;

### Cloakroom/Utility

Two piece suite comprising low level w.c, wall-mounted hand wash basin, tiled splashbacks, space for washing machine and tumble dryer, wall-mounted boiler, wood effect flooring, radiator and double glazed obscure glass window to front aspect.

### Lounge

20' 6" x 11' 5" ( 6.25m x 3.48m )

Wood effect flooring, central open fireplace with tiled hearth and brick surround, two radiators, double glazed window to front aspect and open-plan access to;

### Kitchen/Dining Room

23' 9" x 16' 5" ( 7.24m x 5.00m )

A well-appointed range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, built-in eye-level electric double oven, inset electric hob with extractor hood over, integrated dishwasher, integrated fridge freezer, breakfast bar, tiled flooring, inset ceiling spotlights, radiator, double glazed window to rear aspect, double glazed bi-fold doors to side and rear aspects, and double glazed external door opening to the side aspect.

### First Floor Landing

Fitted carpet flooring, loft access, radiator, double glazed window to side aspect and doors opening to all bedrooms and family bathroom.

### Master Bedroom

13' 7" x 11' 1" ( 4.14m x 3.38m )

Fitted carpet flooring, built-in wardrobes, radiator, double glazed French doors opening to the Juliet balcony and door opening to;

### En Suite

Four piece suite comprising low level w.c, pedestal hand wash basin, panelled bath, walk-in shower cubicle, tiled walls, tiled flooring, inset ceiling spotlights, heated towel rail and double glazed obscure glass window to rear aspect.

### Bedroom Two

11' 6" x 11' 5" ( 3.51m x 3.48m )

Fitted carpet flooring, radiator and double glazed window to rear aspect.

### Bedroom Three

11' 6" x 8' 10" ( 3.51m x 2.69m )

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to front aspect.

### Bedroom Four

9' 1" x 7' 2" ( 2.77m x 2.18m )

Fitted carpet flooring, radiator and Velux window.

### Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, part tiled walls, wood effect flooring, inset ceiling spotlights, heated towel rail and double glazed obscure glass window to front aspect.

### Outside

The home is approached via a tandem shingle driveway offering sufficient off-road parking, with additional shingle space to the front for flexibility. A garage offers further practicality, while established plants and steps leading to the entrance add charm to the approach.

To the enclosed rear, the property boasts a generous and beautifully established garden, laid to lawn and bordered by well-stocked plants, mature trees and raised flower beds. A split-level patio creates distinct areas perfect for relaxing, dining and entertaining. The garden also features a timber storage shed, along with a personal door providing access to the garage.

### Garage

18' 4" x 8' 6" ( 5.59m x 2.59m )

Power, lighting, personal door access from rear garden and up and over door to front.

### Location

Beetley is a sought after village situated about 3 miles from the bustling market town of Dereham, approximately 18 miles from the City of Norwich and within 20 miles of the north Norfolk coast. In Old Beetley there is an excellent example of a 14th century church and Gressenhall Museum is located on the edge of the village. There is a Thai restaurant, Methodist Church, Village Hall and excellent walks including Beetley River Meadows, Hoe Rough and Hoe Common.

### directions to this property:

Upon entering the village of Beetley from the Dereham direction, proceed over the bridge and turn right into Beech Road. Follow this road and turn left into Spinney Close. Continue along where the property can be found on the left hand side.



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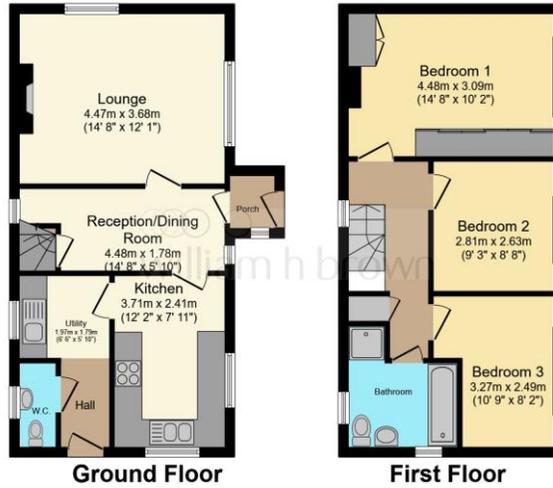
- Extended 4 Bedroom Detached House In A Desirable Village Location
- Remarkable 23' Open-Plan Kitchen/Diner With Bi-Fold Doors
- Spacious Lounge With Open Fireplace
- Master Bedroom With En Suite And Juliet Balcony
- Beautifully Presented, Tree-Lined Rear Garden
- Generous Shingle Driveway And Garage
- Oil Fired Central Heating And Double Glazed Windows

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£325,000 - £350,000**



Total floor area 85.2 m<sup>2</sup> (917 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
DRM116430 - 0003

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