



1 Beech Road, Beetley
Offers in Excess of £350,000

**BELTON
DUFFEY**

1 Beech Road

Beetley,
Norfolk, NR20 4EZ



A spacious detached family house with open plan living, large conservatory and 4 bedrooms, driveway parking, garage and wrap around gardens in this sought after village. No chain.

DESCRIPTION

Offered for sale with no onward chain, 1 Beech Road is a modern detached family house occupying a prominent corner plot in the heart of the popular and conveniently located village of Beetley.

The property is approached via the driveway, leading into a useful utility/boot room and through to the well appointed kitchen/dining room, fitted with an extensive range of deep blue base and wall cupboards, together with a central island unit with space beneath for stools and an electric range cooker, which is included in the sale. The kitchen is open plan to the sitting room, with French doors leading into a large conservatory overlooking the rear garden. A hallway to the front of the property provides access to the outside, a ground floor cloakroom and staircase to the first floor.

Upstairs, there are four bedrooms and a family bathroom. Further benefits include UPVC double glazed windows and doors, oil-fired central heating and a contemporary wood burning stove with exposed flue in the sitting room.



what3words: ///indicated.layered.resources

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

OUTSIDE

Number 1 occupies a prominent corner plot at the head of the cul de sac, approached over a paved and brick block driveway providing parking and access to the large attached garage. Pathways lead to the front entrance porch and utility/boot room, with outside lighting. The gardens wrap around three sides of the property, with open lawned front and side gardens and a side gate leading to the rear.

The enclosed rear garden has tall fenced boundaries, gravelled pathways leading up to a raised lawn with well stocked perimeter borders, a concrete terrace and a vegetable growing area enclosed by a picket fence, incorporating an Indian sandstone patio. There is also an external oil-fired boiler, metal oil storage tank and pedestrian door to the garage.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band TBC.

Breckland District Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE. Council Tax Band D.

TENURE

This property is for sale Freehold.

1 Beech Road

Beetley,
Norfolk, NR20 4EZ







SITUATION

Beetley is a charming rural village with a pre-school and primary school (rated 'good' by Ofsted) and a Thai restaurant/public house. The nearby village of Gressenhall also has the benefit of a post office/stores, the community owned White Swan public house and the ever popular Gressenhall Farm and Workhouse museum.

The market town of Dereham, some 3 miles to the south, offers a wide array of amenities including schooling, swimming pool and golf course and the village is also within the catchment area for the well-regarded Litcham School.

The north Norfolk coast, an Area of Outstanding Natural Beauty, is just a 30 minute drive to the north at Wells-next-the-Sea and the cathedral city of Norwich approximately 20 miles to the south east with a direct rail service to London Liverpool Street and its hub airport via Schiphol.

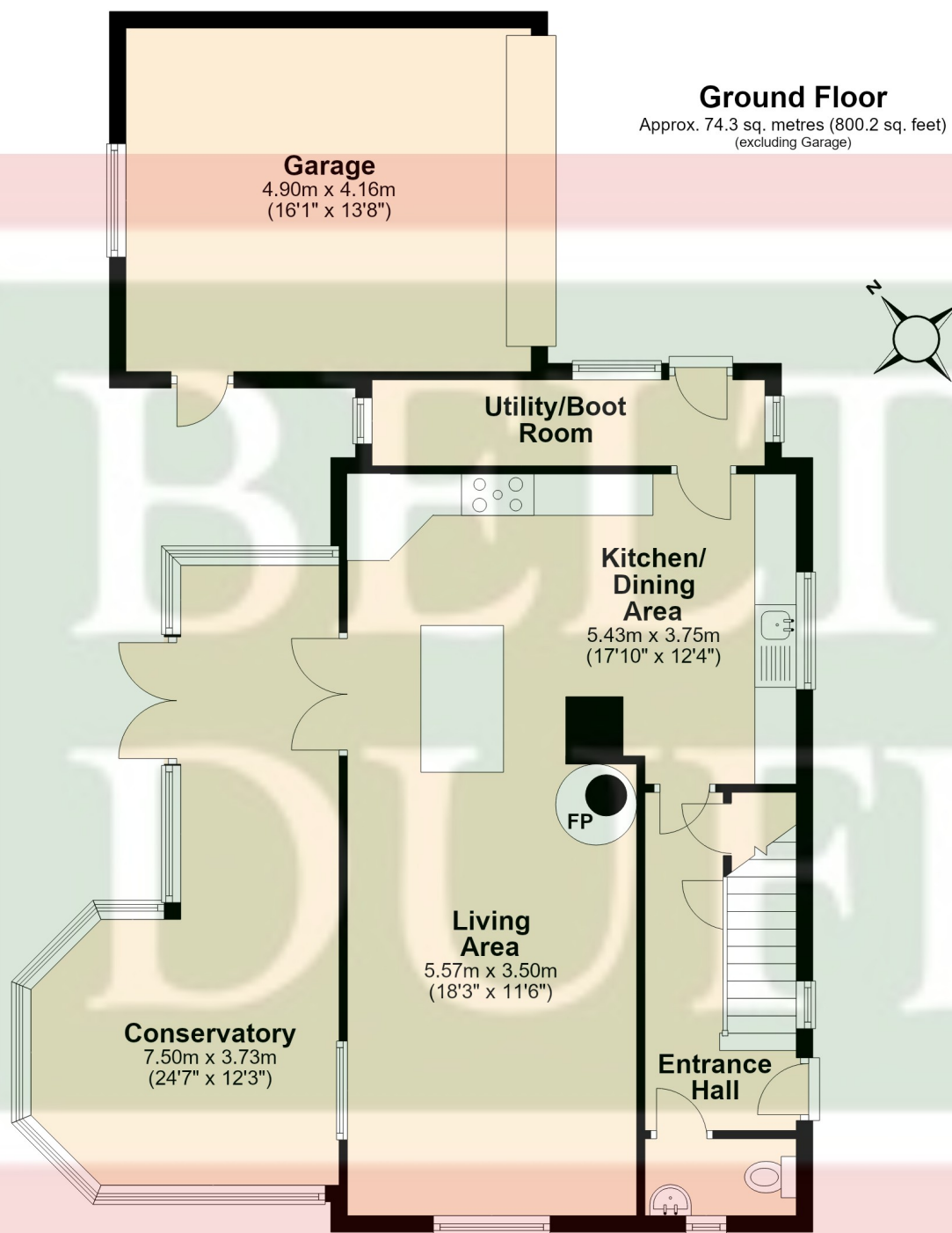






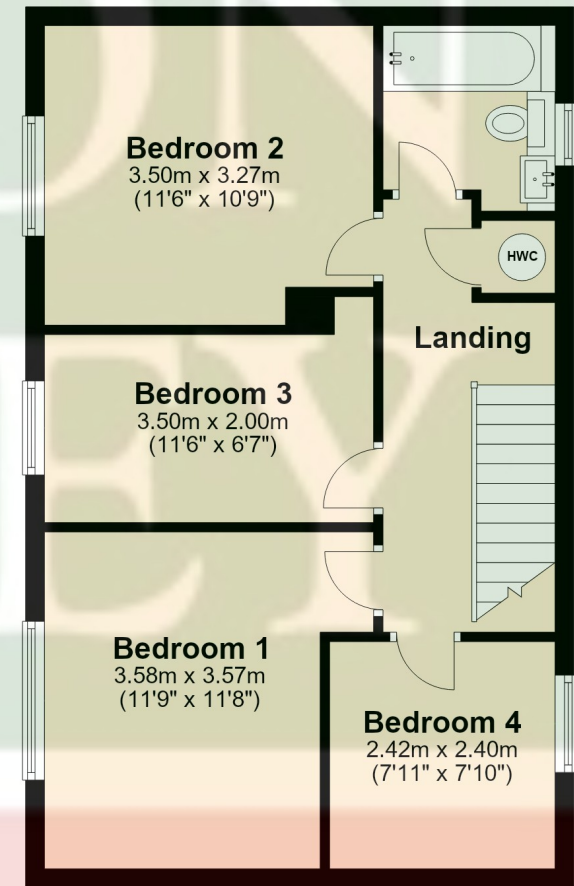
Ground Floor

Approx. 74.3 sq. metres (800.2 sq. feet)
(excluding Garage)



First Floor

Approx. 49.8 sq. metres (535.9 sq. feet)



Total area: approx. 124.1 sq. metres (1336.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error or omission.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





King's Lynn

T: 01553 770055

E: info@beltonduffey.com

Fakenham

T: 01328 855899

E: fakenham@beltonduffey.com

Wells-next-the-Sea

T: 01328 710666

E: wells@beltonduffey.com

beltonduffey.com