

## 14 Beech Road, Beetley - NR20 4HR

£230,000 Freehold

Set in a peaceful village, this two-bedroom detached bungalow offers one-level living. With a spacious lounge, bright conservatory, and private rear garden, it's perfect for a comfortable home with outdoor space. The master bedroom features a built-in wardrobe, and the property includes a driveway with space for a caravan, along with a garage for convenient parking. Located near local amenities and transport links, the property is ideal for those wanting a relaxed lifestyle with easy access to everything.



## Location

Beech Road is located in the village of Beetley, offering a peaceful rural setting while being close to the market town of Dereham. The area benefits from easy access to the A47, connecting to Norwich and other nearby towns. Surrounded by scenic countryside, Beetley offers a rural location conveniently near local amenities, including schools, shops, and recreational facilities. Beech Road is also well-served by bus routes, making it easy to access nearby towns and services.

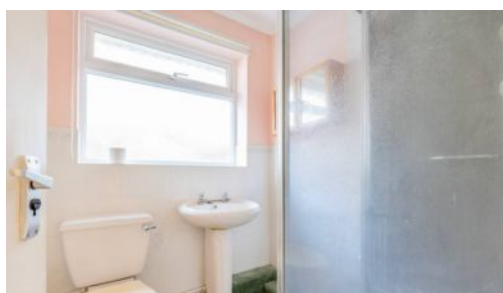
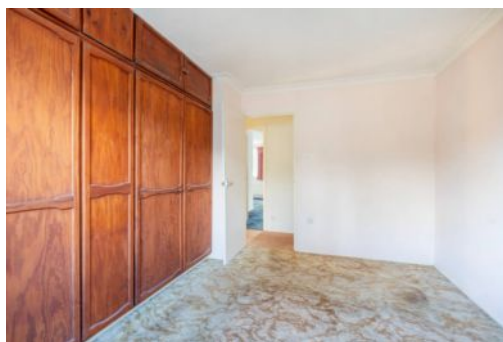


## Agents notes

We understand the property will be sold freehold, connected to mains services water, electricity and drainage.

Heating System- Oil Central Heating

Council tax Band- B





## Beech Road, Beetley

Upon entering through the spacious hallway, you are immediately struck by the practical layout and easy flow of the premises. The entryway grants access to the garage, rear garden, and entrance into the home. A second hallway provides additional storage space, ensuring clutter-free living.

The generously proportioned lounge is a cosy, complete with a fireplace featuring a rock surround, offering a touch of warmth and character. Sliding doors lead from the lounge to the bright conservatory, a versatile space that floods the interior with natural light. French doors open up to the outside, seamlessly connecting indoor and outdoor living.

Through the arched opening from the lounge, you'll find the kitchen, equipped with built-in cupboards and ample counter space.

Two well-sized bedrooms provide comfortable spaces, with the master bedroom offering a double bedroom and a built-in wardrobe. The shower room is modern and practical, completing the layout with functionality.

Outside, the private, enclosed rear garden features a well-maintained lawn and a patio area, perfect for outdoor dining or relaxing after a long day. A storage shed offers added convenience for garden tools and equipment.



This floor plan shows a property with the following rooms and dimensions:

- Conservatory:** 8'4" x 7'7" (2.54m x 2.31m)
- Lounge:** 19'4" x 16'4" (5.89m x 4.98m)
- Kitchen:** 7'11" x 7'0" (2.41m x 2.13m)
- Hall:** (Central hallway)
- Garage:** 16'7" x 8'2" (5.05m x 2.49m)
- Shower Room:** 6'0" x 5'6" (1.83m x 1.68m)
- Bedroom:** 11'6" x 8'7" (3.51m x 2.62m)
- Bedroom:** 8'7" x 8'3" (2.62m x 2.51m)

The plan also includes a central hall, a shower room, and two bedrooms. The dimensions are provided in both feet and inches, and meters and centimeters.

**TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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