



47 Elmham Road, Beetley

Offers in Region of £550,000

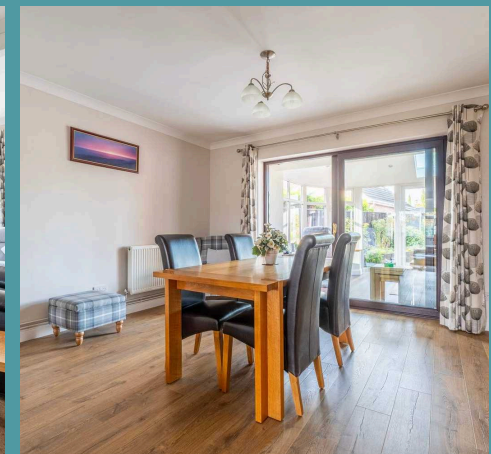
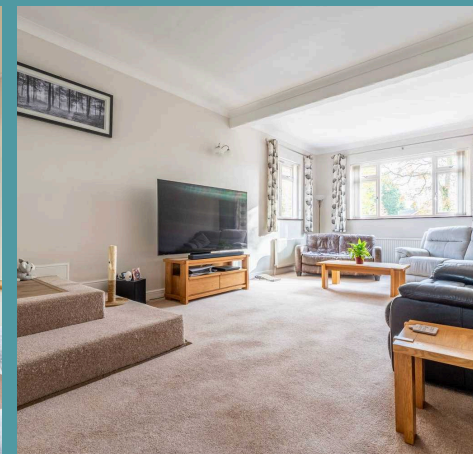
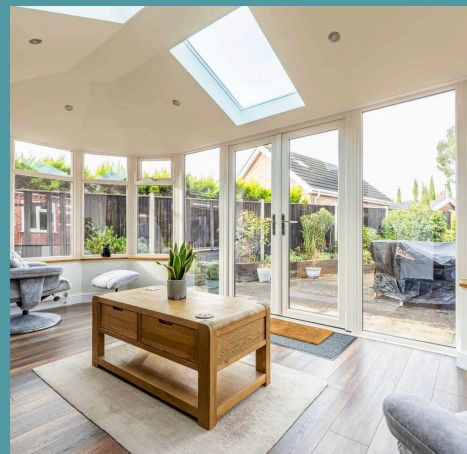
# 47 Elmham Road

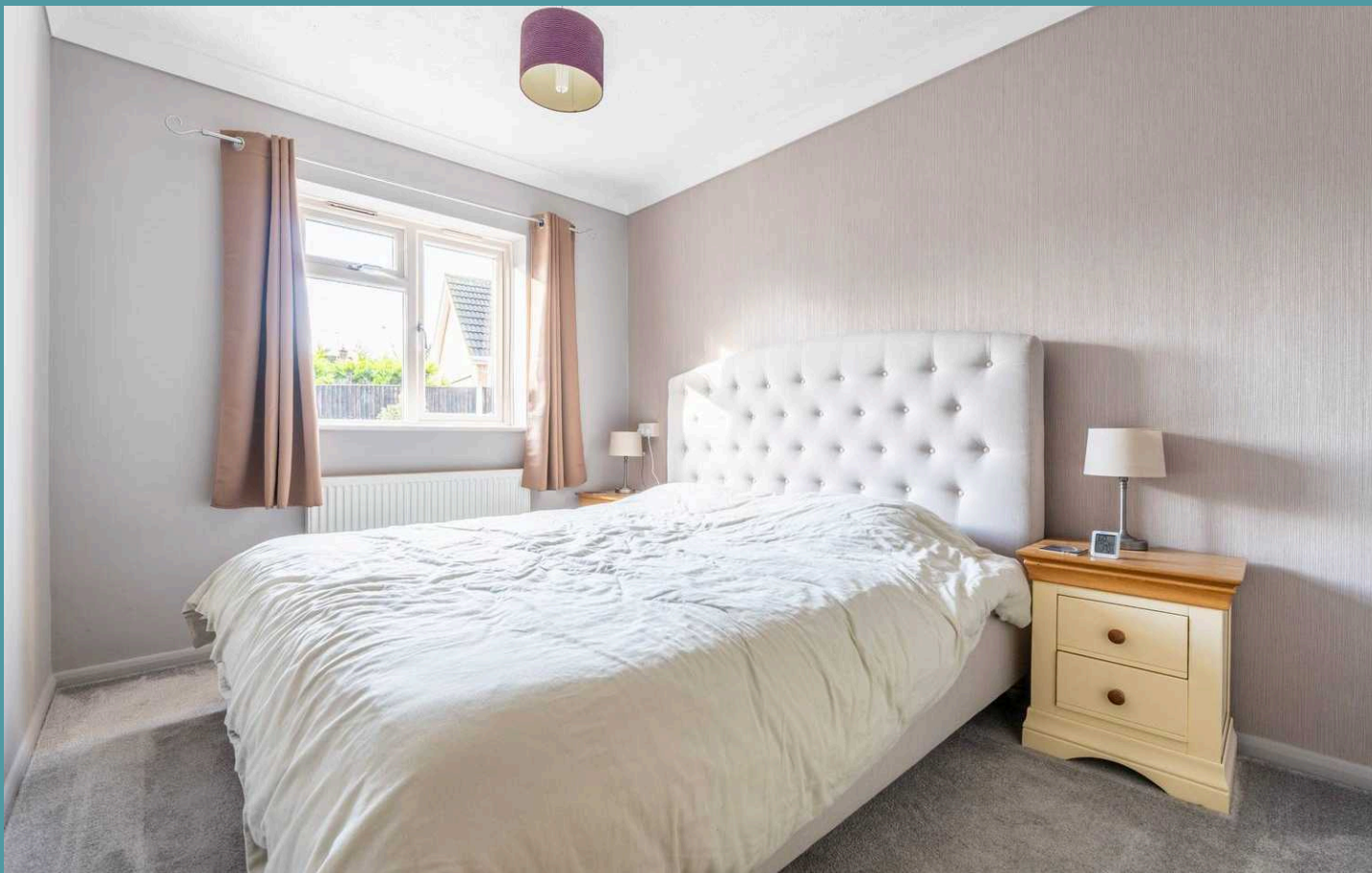
Beetley, Dereham

Occupying a prime location on an idyllic tree-lined road in the quintessential mid-Norfolk village of Beetley, this charming detached bungalow offers a perfect blend of rural tranquillity and modern convenience. Set on a generous 0.33-acre plot (stms) with scenic countryside views to the rear, this impeccable home presents an unparalleled opportunity for those seeking a peaceful retreat within easy reach of amenities. Don't miss the chance to acquire this beautiful home and experience all it has to offer.

## LOCATION

Nestled in the picturesque village of Beetley, Elmham Road is a residence that epitomises the essence of an ideal location. The property, situated in the NR20 postcode, offers residents the perfect blend of tranquility and convenience. With easy access to vital amenities, the nearby town of Dereham becomes a bustling hub for shopping, dining and cultural experiences. This lovely and quiet village setting provides a serene backdrop for daily life, making it an appealing choice for those seeking a peaceful retreat. Moreover, the residence falls within the catchment area of various schooling options, adding an extra layer of appeal for families. The well-rounded nature of this location, coupled with its sought-after status.





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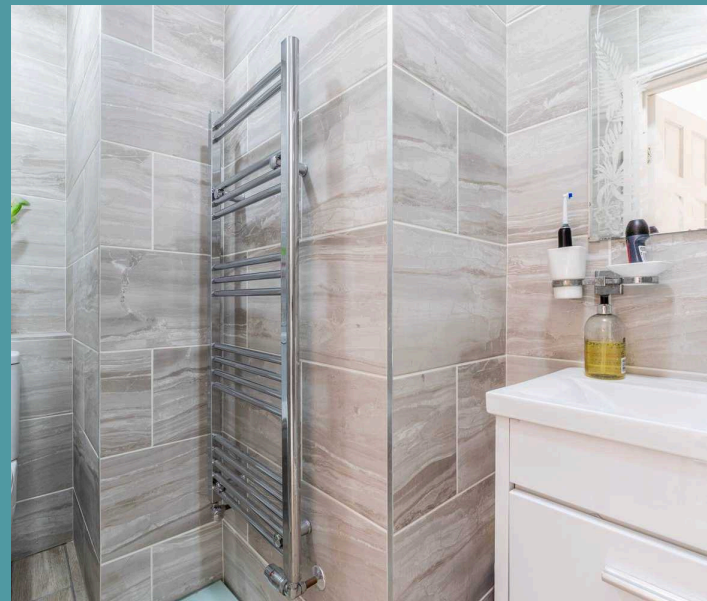
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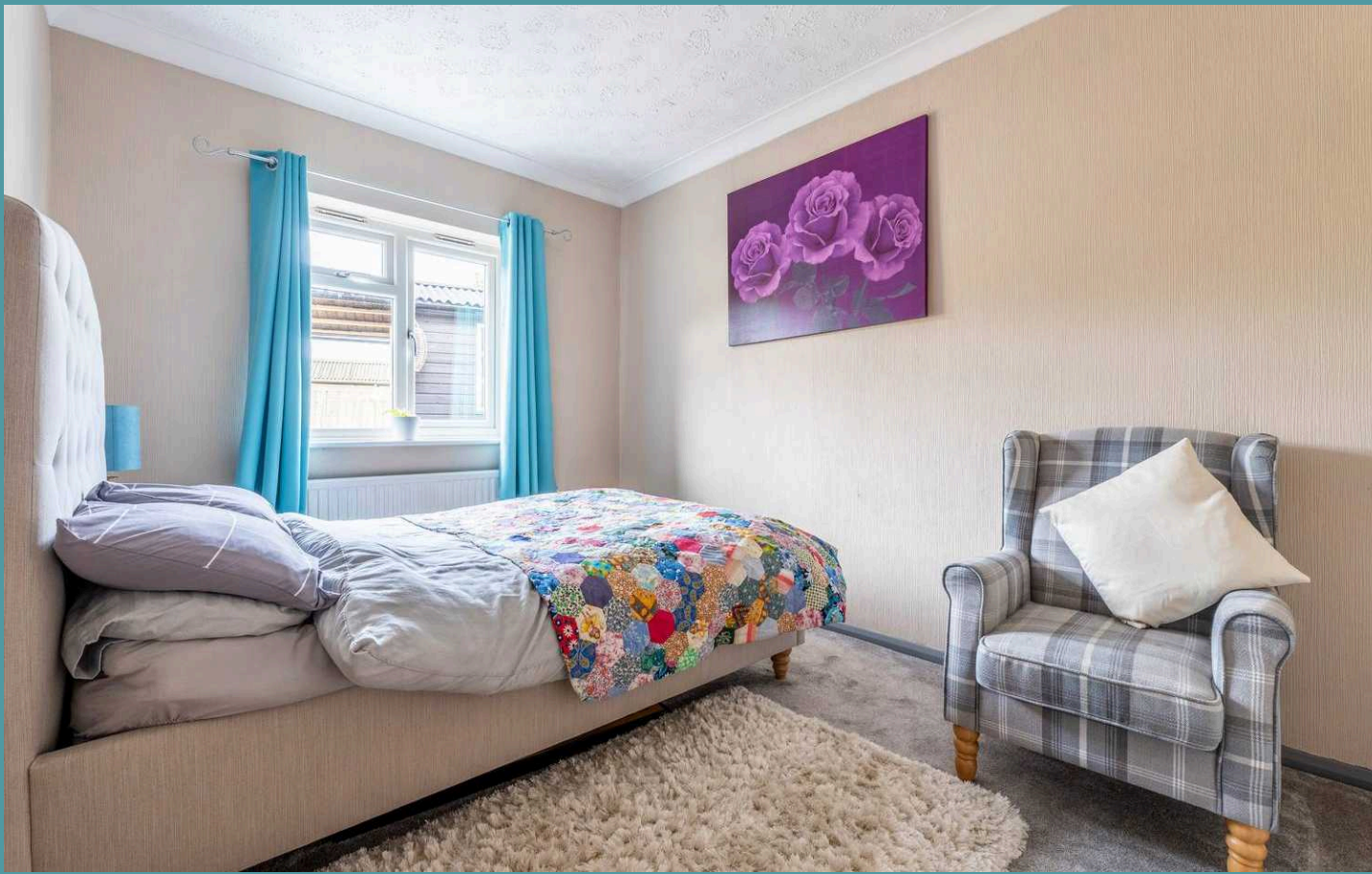
Approached via a picturesque tree lined road, this remarkable residence enhances a spacious and versatile accommodation extending to approximately 2,140 sqft (stms). The layout is designed with family living in mind, offering a seamless flow between the living spaces. The heart of the home is the impressive open-plan reception/dining room, where a charming wood burner adds warmth and character to the space. Adjacent to this, a welcoming conservatory provides panoramic views of the expansive garden, allowing you to enjoy the outdoors within the comfort of your own home.

At the heart of the home lies a well-equipped kitchen/breakfast room, fitted with units and appliances to be able to cook your favourite meals. Offering plenty of storage and counter-top space for meal preparation. A functional utility and store room offer practical conveniences for modern living, creating additional storage and areas for your laundry essentials.

The bungalow features five well-appointed bedrooms, each thoughtfully designed to offer relaxation and privacy, providing ample space for a growing family, visiting guests or the potential to be an at-home office. The principal bedroom flaunts a private en-suite, adding a luxury yet convenient touch to your everyday routine. A family bathroom completes the accommodation, ensuring comfort and convenience for all residents.

- Charming detached bungalow approached via a beautiful tree lined road in the mid Norfolk





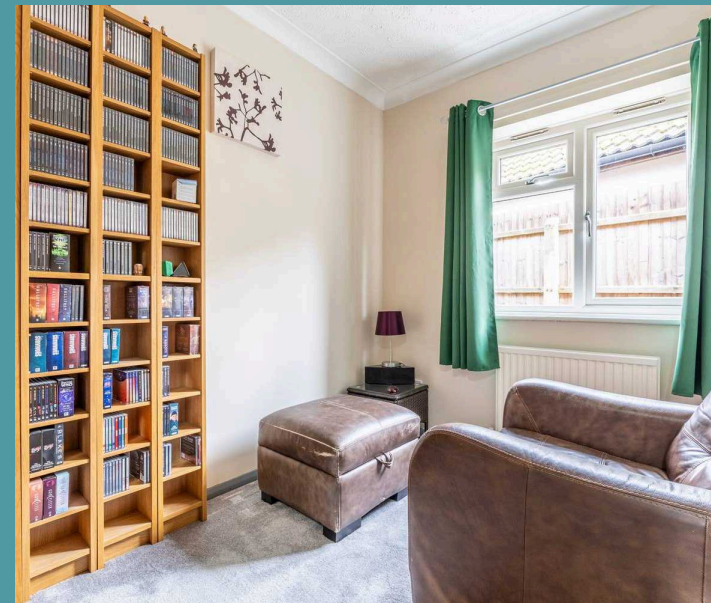
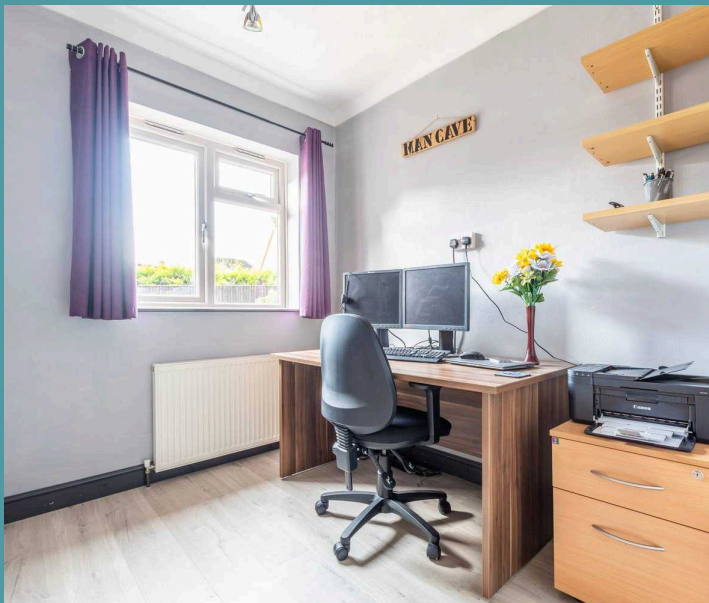
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Towards the rear is an extensive enclosed garden offering endless possibilities for outdoor activities and enjoyment. Whether it's al fresco dining, gardening, or simply unwinding in the fresh air, this outdoor space offers ample amount of potential. Featuring a raised patio for outdoor seating arrangements, a summerhouse, greenhouse, vegetable patches, pond and various storage sheds, with undisturbed field views at the rear. Overall, the beautiful garden is fully enclosed so you can enjoy in seclusion. At the front of the residence is a driveway providing off-road parking, alongside a garage for storage options.

### AGENTS NOTES

We understand that this property is freehold.  
Connected to mains water, electricity and drainage.  
Heating system - Oil.  
Council Tax Band: D  
New windows, doors and garage door.

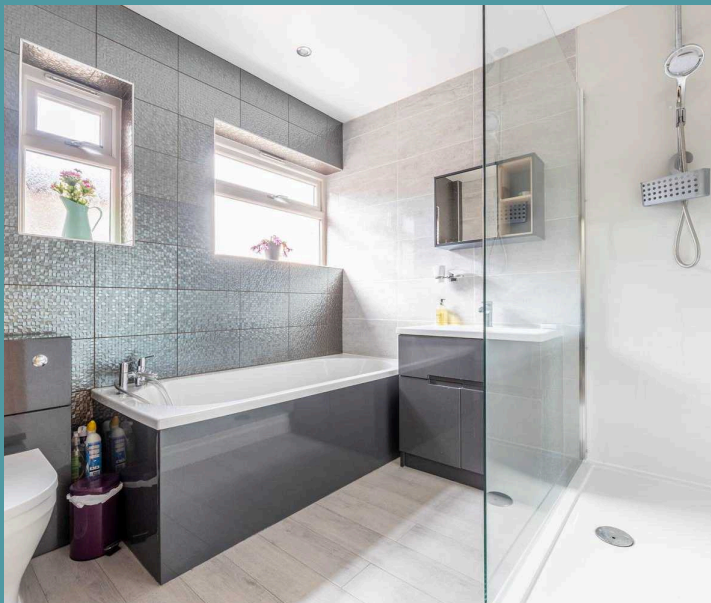




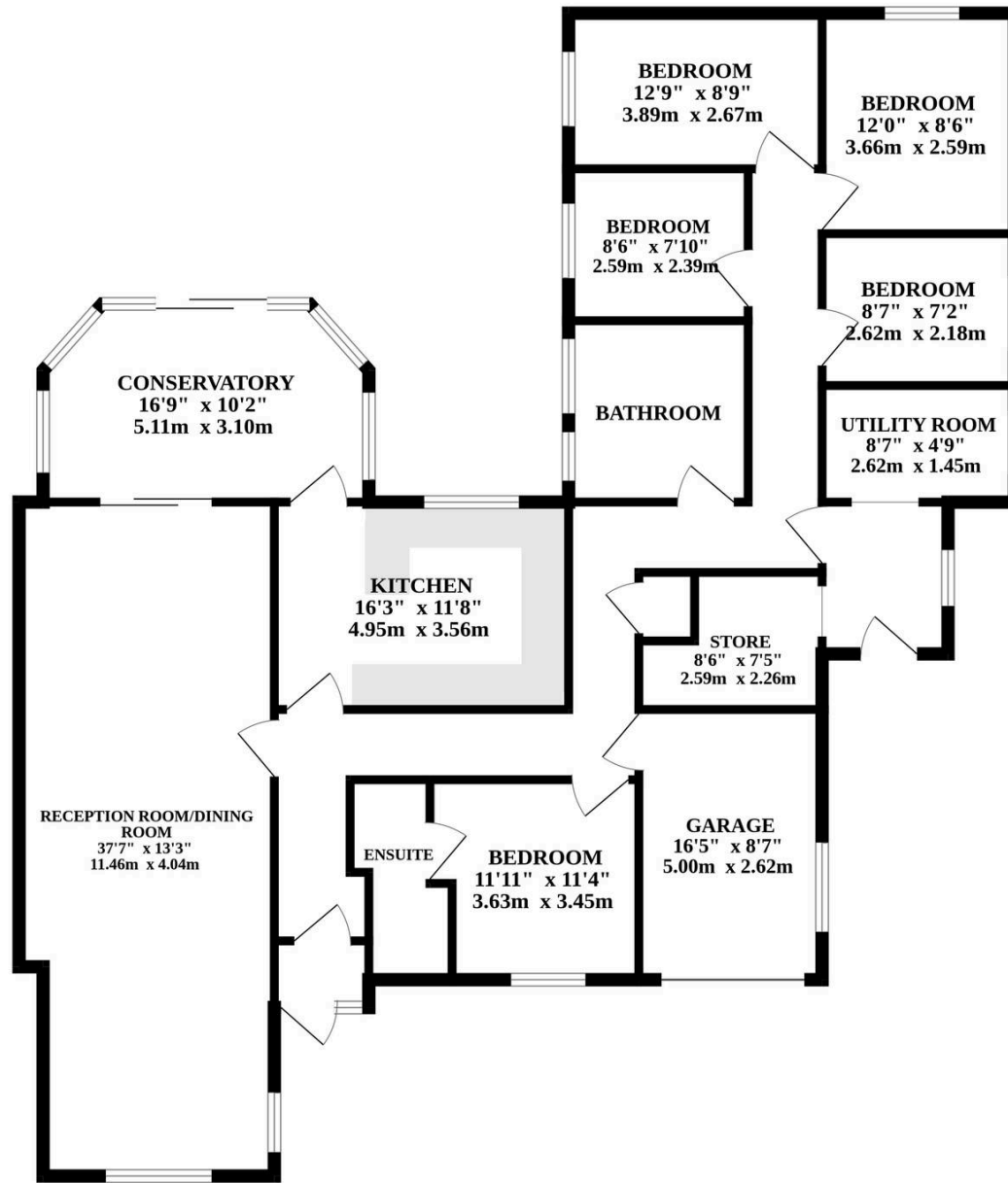
## 47 Elmham Road

Beetley, Dereham

- Charming detached bungalow approached via a beautiful tree lined road in the mid-Norfolk village of Beetley
- Situated on an expansive 0.33 acre plot (stms) overlooking countryside fields at the rear
- Spacious and versatile accommodation extending to approx 2,140 sqft (stms), suitable for family living
- Impressive open-plan reception/dining room, accentuated by a wood burner - A conservatory offering panoramic garden views
- Well-equipped kitchen/dining room - Complemented by a functional utility and store room
- Five bedrooms, one private en-suite & a family bathroom
- Extensive enclosed garden offering endless possibilities for outdoor activities and enjoyment
- Driveway providing off-road parking & a garage for storage options
- Close proximity to a pre school, a primary school, restaurants, shops and a beauty salon



# GROUND FLOOR



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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