



**51 Fakenham Road, Beetley**  
**Guide Price £475,000**

**BELTON DUFFEY**





# 51 FAKENHAM ROAD, BEETLEY, NORFOLK, NR20 4BT

A large detached house with flexible 3/4 bedroom accommodation situated in a charming setting on the edge of the village with fine far reaching countryside views.

## DESCRIPTION

51 Fakenham Road is a large detached family house situated on a small exclusive development of just 4 other properties tucked away down a private driveway on the edge of the charming rural village of Beetley.

The property has immaculately presented accommodation comprising a spacious entrance hall, cloakroom, kitchen/breakfast room with a separate utility, dining room, sitting room and conservatory. Upstairs, a galleried landing leads to 3 bedrooms and a family bathroom. The principal bedroom also has a large dressing room which could instead provide a fourth bedroom with the adjacent bathroom being large enough to create an en suite and family bathroom. Further benefits include oil-fired central heating, an open fire in the sitting room and UPVC double glazed windows and doors throughout.

Outside, there is driveway parking for several cars leading to a detached double garage with attractively landscaped gardens and grounds which back onto countryside to the rear.

## 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.

## ENTRANCE HALL

A partly glazed composite door leads from the front of the property into the spacious entrance hall with 2 small windows to the sides and space for freestanding furniture. Staircase leading up to the galleried landing, understairs storage cupboard, laminate flooring, radiator, telephone point and doors to the kitchen/breakfast room, sitting room and cloakroom.

## CLOAKROOM

Corner wash basin, WC, laminate flooring, radiator and a window to the front with obscured glass.







## **KITCHEN AREA**

3.31m x 2.72m (10' 10" x 8' 11")

A range of off white base and wall units with laminate worktops incorporating a white ceramic sink unit, tiled splashbacks. Integrated appliances including a double oven, ceramic hob with an extractor hood over, microwave, space and plumbing for a dishwasher. Vinyl flooring, window overlooking the rear garden and countryside beyond, doors to the utility room and dining room. Open plan to:

## **BREAKFAST AREA**

3.03m x 2.96m (9' 11" x 9' 9")

Fitted storage unit with a laminate worktop, space for a freestanding fridge freezer, vinyl flooring, radiator, double aspect windows to the front and side and room for a breakfast table and chairs.

## **UTILITY/BOOT ROOM**

2.97m x 2.36m (9' 9" x 7' 9")

A range of off white base and wall units with a laminate worktop incorporating a stainless steel sink unit, tiled splashbacks. Spaces and plumbing for a washing machine and tumble dryer, oil-fired central heating boiler, extractor fan. Space for coat hooks and shoe storage etc, window to the side and a partly glazed composite door leading outside to the rear garden.

## **DINING ROOM**

3.98m x 3.31m (13' 1" x 10' 10")

A wide bow window overlooking the rear garden and countryside beyond, radiator and glazed double doors leading into:

## **SITTING ROOM**

6.44m x 3.67m (21' 2" x 12' 0")

A good sized sitting room with a window to the front and glazed timber double doors to the conservatory and entrance hall. Feature open fireplace with a quarry tiled hearth, 2 radiators, TV point.

## **CONSERVATORY**

4.03m x 3.68m (13' 3" x 12' 1")

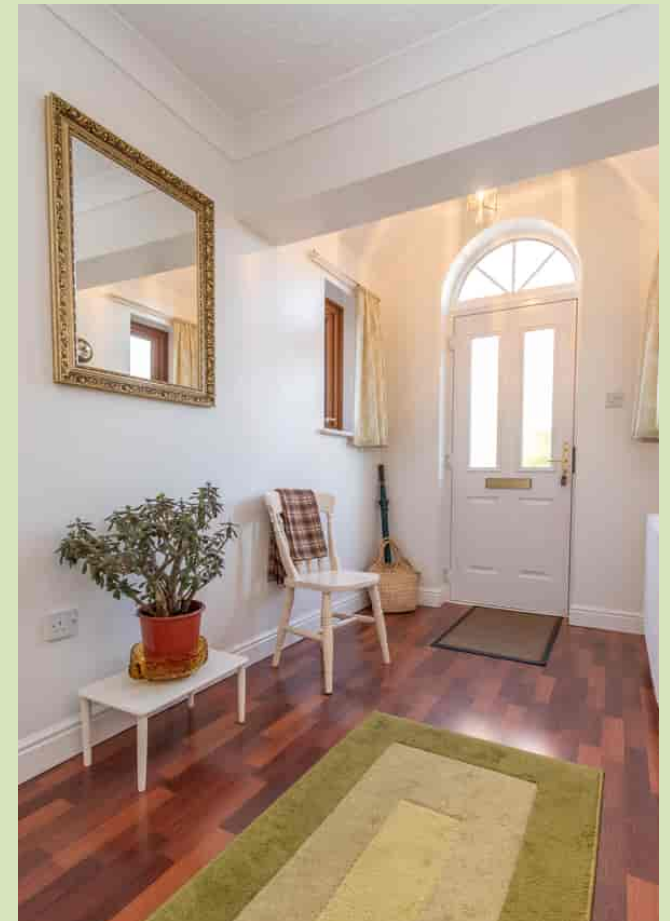
UPVC double glazed construction overlooking the gardens and countryside beyond. Pitched tiled roof, radiator, power sockets and French doors leading outside onto the paved terrace.

## **FIRST FLOOR LANDING**

4.72m x 3.03m (15' 6" x 9' 11")

A spacious galleried landing with room for freestanding furniture, desk and chair etc. Airing cupboard housing the hot water cylinder, radiator, loft hatch, 2 windows to the front and doors to the bedrooms and bathroom.







## **BEDROOM 1**

3.67m x 3.31m (12' 0" x 10' 10")

Radiator, window to the rear with far reaching countryside views, door leading into:

## **DRESSING ROOM**

3.97m x 3.31m (13' 0" x 10' 10")

Currently used as a dressing room serving the principal bedroom, this room also lends itself to the creation of another bedroom with the installation of a new door off the landing. An extensive range of fitted wardrobe cupboards, radiator and a window to the rear with far reaching countryside views.

## **BEDROOM 2**

3.03m x 2.69m (9' 11" x 8' 10")

Radiator and a window to the front.

## **BEDROOM 3**

2.96m x 1.97m (9' 9" x 6' 6")

Radiator and double aspect windows to the front and side.

## **BATHROOM**

4.37m x 2.73m (14' 4" x 8' 11")

A large bathroom which is considered suitable to divide and create an en suite serving 1 of the bedrooms and a family bathroom. The room currently has a suite comprising a corner bath with a shower over and shower curtain, pedestal wash basin and WC. 2 chrome towel radiators, vinyl flooring, tiled splashbacks, extractor fan and windows to the rear and side with obscured glass. Doors to the landing and dressing room.

## **OUTSIDE**

The property is approached over a private gravelled driveway shared with just 3 other properties leading to its own gravelled parking area where there is space for several cars and leading to the double garage. A paved walkway leads to the front door with shrub borders to both sides bounded by box hedging. There are 3 small garden areas to the front with lawns, an impressive willow tree, 2 plum trees and a useful screened storage area behind the garage.

Pedestrian gates lead to both sides of the property where there is space for refuse bin storage etc and a timber garden shed. The rear garden comprises an extensive paved terrace opening out from the conservatory and bounded by a low brick wall. Steps lead down onto the lawned garden interspersed with specimen trees and backing onto countryside. Tall hedged boundaries, outside tap and lighting.

## **DOUBLE GARAGE**

5.07m x 5.07m (16' 8" x 16' 8")

2 up and over doors, power and light and a pedestrian door to the side.





## **DIRECTIONS**

From Fakenham, head out of the town centre heading south on the B1146 for approximately 6 miles and turn right at the T-junction and immediately left, staying on the B1146. Continue through the village of East Bilney and on into Beetley, passing the village signs. Continue for approximately 100 yards and turn into the first gravelled driveway on the right-hand side, signposted 'PRIVATE ROAD', where you will see number 51 directly in front of you.

## **OTHER INFORMATION**

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

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

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

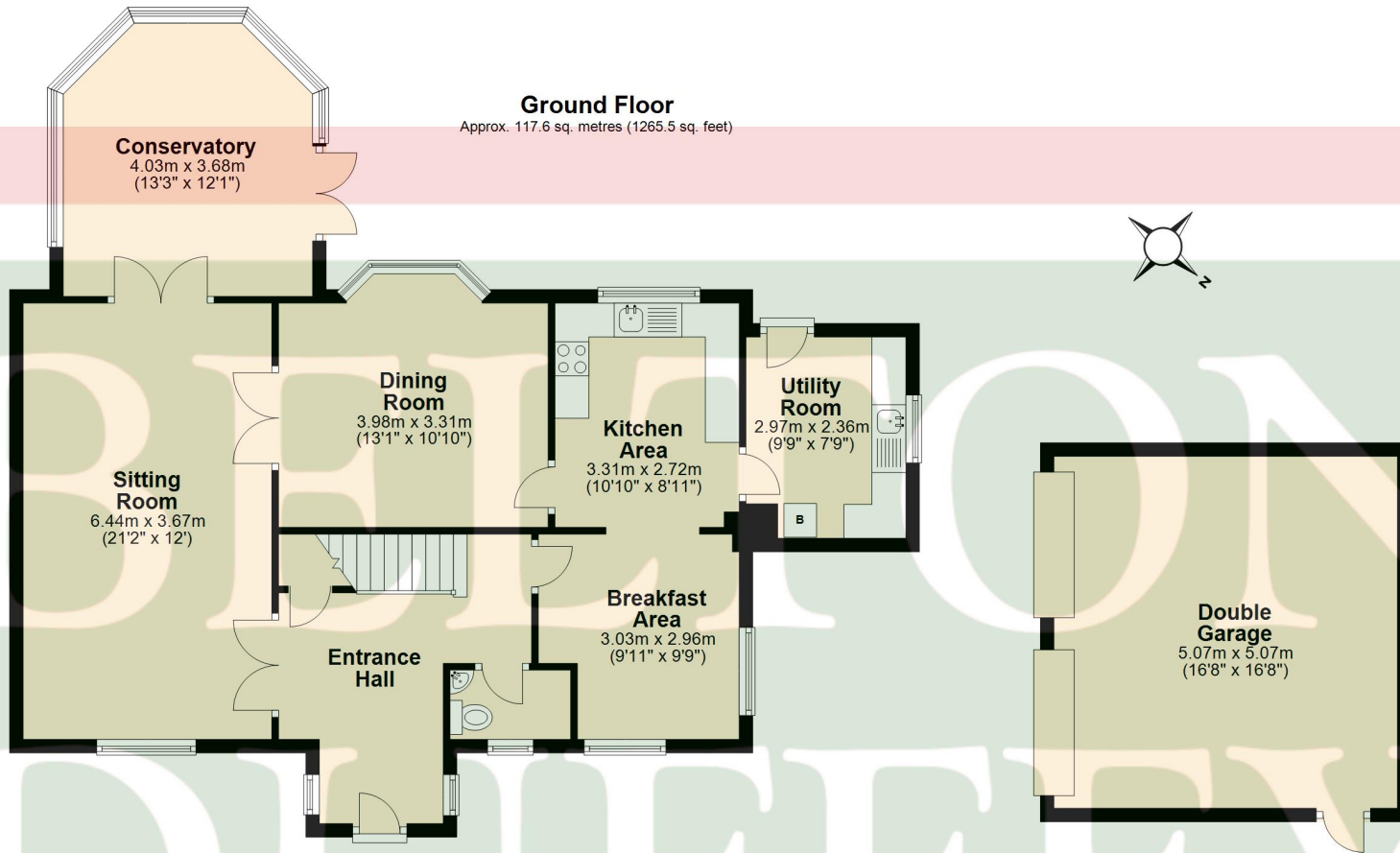
Strictly by appointment with the agent.





### Ground Floor

Approx. 117.6 sq. metres (1265.5 sq. feet)



**Conservatory**  
4.03m x 3.68m  
(13'3" x 12'1")

**Sitting Room**  
6.44m x 3.67m  
(21'2" x 12')

**Dining Room**  
3.98m x 3.31m  
(13'1" x 10'10")

**Kitchen Area**  
3.31m x 2.72m  
(10'10" x 8'11")

**Utility Room**  
2.97m x 2.36m  
(9'9" x 7'9")

**Entrance Hall**

**Breakfast Area**  
3.03m x 2.96m  
(9'11" x 9'9")

**Double Garage**  
5.07m x 5.07m  
(16'8" x 16'8")

**Bedroom 1**  
3.67m x 3.31m  
(12'1" x 10'10")

**Dressing Room/Bedroom**  
3.97m x 3.31m  
(13' x 10'10")

**Bathroom**  
4.37m x 2.73m  
(14'4" x 8'11")

**Bedroom 2**  
3.03m x 2.69m  
(9'11" x 8'10")

**First Floor Landing**  
4.72m x 3.03m  
(15'6" x 9'11")

**Bedroom 3**  
2.96m x 1.97m  
(9'9" x 6'6")

### First Floor

Approx. 68.1 sq. metres (732.7 sq. feet)

Total area: approx. 185.6 sq. metres (1998.2 sq. feet)





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