



**Whitebeams, Billingsford**  
**Guide Price £379,950**

**BELTON DUFFEY**





# WHITEBEAMS, MAIN ROAD, BILLINGFORD, NORFOLK, NR20 4RA

A modern detached residence requiring some modernisation works occupying a mature plot backing open paddocks and situated in a pleasant village location. No onward chain.

## DESCRIPTION

Situated on the edge of the village of Billingford adjoining open countryside, Whitebeams is a modern detached house occupying a generous mature plot which backs on to open paddocks and further benefits from a tandem double garage with workshop area and additional parking. The property is set well back from the road behind a brick and flint wall enjoying a high degree of privacy.

The spacious family accommodation does require some, mainly cosmetic attention and includes an entrance porch leading to wide entrance hall, cloakroom, large L shaped living room and fitted kitchen/breakfast room on the ground floor and four good bedrooms, three with fitted wardrobes and re-fitted bath/shower room on the first floor.

The gardens are a particular feature of the property affording space for extension, if required, subject to the normal consents and back on to paddock land to the rear. Mature trees and shrubs enhance the rural feel and provide privacy and seclusion.

Whitebeams is offered for sale with no onward chain.

## SITUATION

Billingford is located approximately 12 miles to the south of Fakenham and 7 miles from Dereham both of which offer comprehensive amenities associated with such market towns including schooling for all ages, sports facilities, shopping and health care. The village itself is well placed for access to Norwich and the North Norfolk coast and has a network of bridleways/footpaths in the surrounding countryside and the popular Billingford Lakes and Country Park is close by. The village of North Elmham is approximately 2 miles away and has a well stocked village shop, doctors surgery and two public houses.

## ENTRANCE PORCH

Twin light double glazed front door, double glazed window to front, quarry tiled flooring, panelled door to;

## ENTRANCE HALL

Window to front, staircase to first floor with storage cupboard under, economy 7 storage radiator, doors to;

## CLOAKROOM

Window to side, close coupled wc, vanity unit with inset wash basin, half height tiling, tiled flooring.

## LIVING ROOM

7.0m x 6.65m (23' 0" x 21' 10") max

A bright and spacious L shaped living room with twin double glazed windows to front and double glazed French doors to rear affording pleasant aspect over and access to the patio and garden beyond. Feature brick fireplace with tiled hearth and wooden mantle, two economy 7 storage radiators, TV point, coved ceiling.







## **KITCHEN/BREAKFAST ROOM**

4.9m x 3.1m (16' 1" x 10' 2")

A generous family kitchen with double glazed window to rear affording pleasant aspect over the garden and paddocks beyond and panelled door to side passage. Excellent range of re-fitted floor and wall mounted storage units in attractive hand-painted Shaker styling, extensive wood effect work surfaces incorporating single drainer stainless steel sink unit with swivel mixer tap, attractive complementary tiling, 4 ring hob with extractor over, fitted oven, fridge and freezer and washing machine. Tiled flooring, economy 7 storage radiator, serving hatch to dining area.

## **FIRST FLOOR LANDING**

Double glazed windows to front and side, access to loft space, economy 7 storage radiator, shelved airing cupboard, doors to;

## **BEDROOM 1**

3.8m x 3.7m (12' 6" x 12' 2")

Double glazed window to front, excellent range of built-in wardrobe cupboards with sliding mirrored doors, wall mounted electric radiator.

## **BEDROOM 2**

4.24m x 3.50m (13' 11" x 11' 6")

Double glazed window to front, double built-in wardrobe cupboard with sliding doors, wall mounted electric radiator.

## **BEDROOM 3**

3.20m x 3.10m (10' 6" x 10' 2")

Double glazed window to rear with lovely rural views, double built-in wardrobe cupboard with sliding doors, wall mounted electric radiator.

## **BEDROOM 4**

3.40m x 2.30m (11' 2" x 7' 7")

Double glazed window to rear with pleasant rural aspect, wall mounted electric radiator.

## **BATHROOM**

2.60m x 2.30m (8' 6" x 7' 7")

Double glazed window to rear, luxury re-fitted suite comprising, panelled bath with shower attachment, fully tiled corner shower cubicle, vanity unit with inset wash basin, close coupled wc, full height tiling, heated towel rail, shaver socket.

## **COVERED SIDE PASSAGE**

Panelled door to front.

## **DOUBLE TANDEM GARAGE**

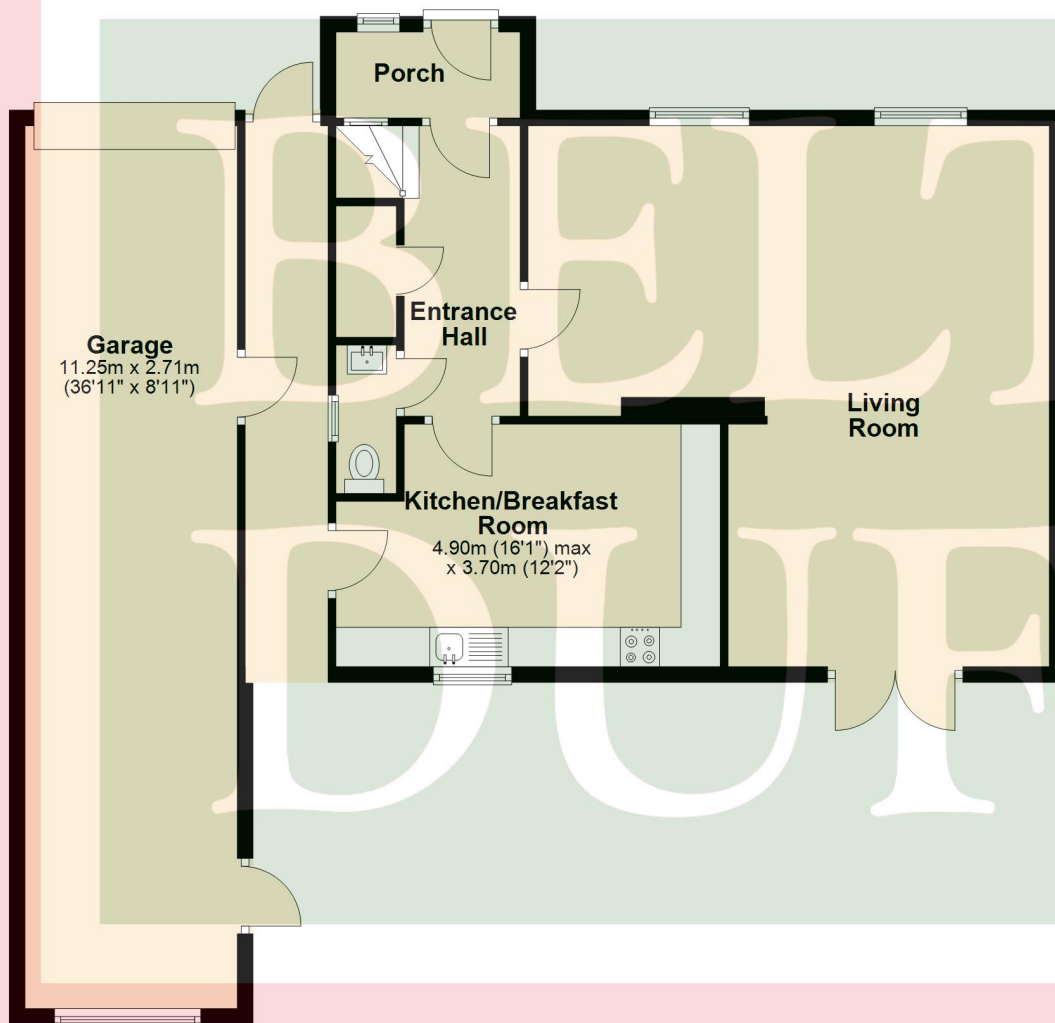
11.25m x 2.70m (36' 11" x 8' 10")

Up and over door, pitched roof with eaves storage, power and light connected, workshop area, window to rear, twin doors to side passage



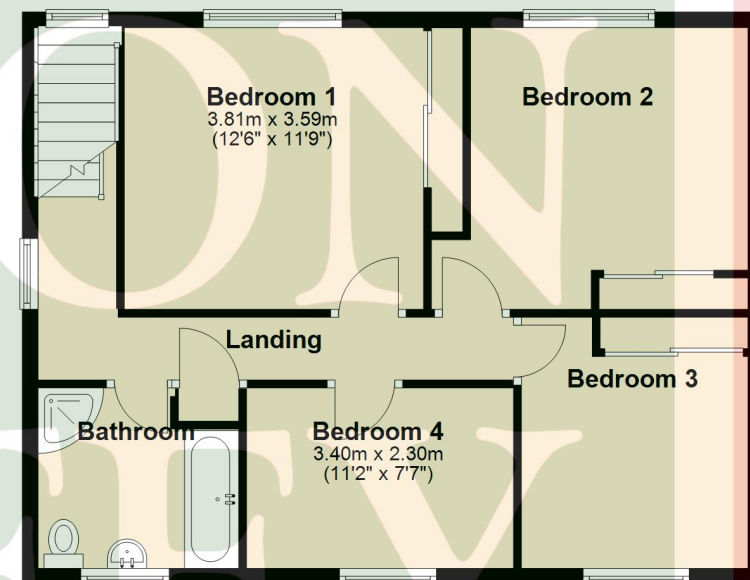
## Ground Floor

Approx. 106.9 sq. metres (1151.1 sq. feet)



## First Floor

Approx. 62.4 sq. metres (671.4 sq. feet)



Total area: approx. 169.3 sq. metres (1822.5 sq. feet)



## OUTSIDE

Whitebeams sits well back from the road behind a grass bank and high brick and flint wall which provides privacy and security. To the front there is a gravel covered driveway providing additional hardstanding/parking and a turning area bordered by mature trees and shrubs.

There is pedestrian access down both sides of the property to the well maintained rear garden which backs on to open paddock land and enjoys a high degree of privacy. Large raised patio area, extensive lawns with flower and shrub borders, mature trees, outside tap, secure fencing to boundaries.

## DIRECTIONS

From Fakenham, leave the town on the Norwich Road and then head south on the A1067 signposted Norwich. Proceed past Pensthorpe Park, through Guist, Bintree and Foxley until you reach Bawdswell, turning right on to the B1145, signposted Billingford and North Elmham. As you approach the village of Billingford, Whitebeams is the second house on the left just past the village sign.

## OTHER INFORMATION

Mains water and Electricity. Private drainage. EPC rating Band D.

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

## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.







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