



Holly House, Church Lane, Beetley, Dereham, NR20 4ES

welcome to

Holly House, Church Lane, Beetley, Dereham

A substantial six bedroom family home set on a generous plot with double garage and well insulated studio room, offering views of the surrounding farmland and fields in a popular Norfolk Village of Beetley giving easy access to Dereham and Fakenham.



Reception Hall

Double glazed door to the front, tiled flooring, under floor heating, full length double glazed window with front aspect, stairs to first floor landing, storage cupboard.

Cloakroom

Two piece suite, low level W.C., pedestal hand wash basin, tiled flooring, under floor heating, double glazed window to front.

Sitting Room

Featuring a central fireplace housing a wood burner with tiled hearth, fitted carpet, double glazed window to front, double glazed double doors leading to the garden, under floor heating.

Dining Room

Fitted carpet, under floor heating, double glazed double doors to rear.

Kitchen/Family Room

Fitted with an excellent range of wall and base level units with granite worktops, inset sink with mixer tap and water softener, inset electric hob, built in eye level electric oven, built in dishwasher, tiled flooring, space for American fridge freezer, under floor heating, double glazed windows to the rear and double glazed window to front, central granite island.

Utility/Boot Room

Fitted with a further range of base level units, complementary rolled edged worksurfaces, inset stainless steel sink, tiled flooring, space for washing machine and tumble dryer, under floor heating, double glazed window to front and rear, double glazed door to rear garden and door to the garage.

First Floor Landing

Fitted carpet, double glazed window to front, airing cupboard with hot water tank, storage cupboard, stairs to second floor.

Principal Bedroom

Fitted carpet, radiator, double glazed window to front, built in wardrobes.

En-Suite

Three piece suite, low level W.C., hand wash basin set within vanity unit, shower cubicle, tiled flooring, heated towel rail, spotlights, double glazed window to rear.

Bedroom Two

Fitted carpet, radiator, double glazed window to rear, built in wardrobes.

En-Suite

Three piece suite, low level W.C., pedestal hand wash basin, shower cubicle, tiled flooring, heated towel rail, double glazed window to side.

Bedroom Three

Fitted carpet, radiator, double glazed window to front and side aspects.

Bedroom Four

Fitted carpet, radiator, double glazed window to front.

Bathroom

Three piece suite, low level W.C., pedestal hand wash basin, panelled bath, tiled flooring, radiator, double glazed window to rear.

Second Floor Landing

Fitted carpet, radiator, Velux window.

Bedroom Five

Fitted carpet, radiator, Velux windows , eaves storage .

Bedroom Six

Fitted carpet, radiator, Velux windows, eaves storage.

Bathroom

Three piece suite, low level W.C., pedestal hand wash basin, panelled bath, tiled flooring, radiator, double glazed window to rear.

External

To the front of the property is a spacious driveway offering ample off road parking for multiple vehicle with a variety of shrubs and path leading to the main residence, there is an adjacent garden space which is laid with lawn. To the side of the property there is a patio seating area which is set under a pergola benefitting from power and lighting and is truly the most peaceful and perfect spot for entertaining or al-fresco dining. To the rear there is a garden space which is laid with lawn with a variety of mature shrubs and trees, with a further patio seating area and views over the surrounding fields and farmlands. The garden wraps round to the other side which again is laid with lawn with a variety of mature shrubs and trees surrounding.

Garage

Electric up and over doors to front x 2, double glazed window to rear, storage above, door to utility room.

Studio Room

Fully insulated with fitted carpet, double glazed window to front x 2, double glazed window to side, double glazed double doors to front.

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Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Holly House, Church Lane, Beetley, Dereham

- Substantial family home in a rural Norfolk village
- Accommodation split over three levels
- Six double bedrooms with two en-suites
- Three reception rooms, sitting room with wood burner
- Spacious double garage and Studio

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£675,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117971 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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