



Whitebeams Main Road, Billingford - NR20 4RA

£375,000 Freehold

Enjoying a peaceful setting with open countryside and far-reaching field views, this spacious four-bedroom detached house is set in the rural village of Billingford. Well-presented throughout and offered with no onward chain, it features a generous lounge, a functional and stylish kitchen with space to dine, a family bathroom complete with both bath and separate shower, and a convenient ground-floor WC. Three of the bedrooms include built-in wardrobes, offering great storage solutions. Outside, the large, mature garden backs onto open paddock land, providing a private and spacious outdoor area ideal for families. A substantial garage and ample off-road parking complete this well-rounded home, full of potential to make it your own.

Location

Set along Main Road in the village of Billingford, this location offers rural charm with practical access to everyday amenities. Surrounded by open countryside, it provides a peaceful setting with far-reaching views and a welcoming community atmosphere. The nearby market towns of Dereham and Fakenham are within easy reach and offer a variety of shops, schools, and services. With well-connected road links via the A1067 and A47, as well as scenic walking routes and green open spaces, Billingford suits those looking for a quieter pace of life without being far from essential connections. A traditional village pub adds to the appeal, offering a cosy spot to relax and socialise close to home.



Agents notes

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

The property is served by a septic tank for drainage

Heating system- Electric Central Heating

Council Tax Band- E



Whitebeams Main Road, Billingford

Step into the property through a porch that opens into an entrance hall with carpeted flooring, a wooden handrail on the staircase, a handy understairs storage cupboard, and a conveniently placed WC.

The kitchen is a generous family space, fitted with an excellent range of hand-painted Shaker-style floor and wall-mounted units, complemented by extensive wood-effect work surfaces. A single drainer stainless steel sink with swivel mixer tap is set beneath a rear-facing window, offering a pleasant outlook over the garden and paddocks beyond. A stylish tiled backsplash adds character, while the practical tiled flooring enhances the functionality of the space. Appliances include a four-ring hob with extractor, fitted oven, integrated fridge and freezer, and a washing machine. There's also room for dining, a serving hatch to the main living area, and a door leading to a lean-to with access to both front and rear.

Filled with natural light and designed for comfort, the L-shaped lounge/diner offers an inviting setting for both relaxation and entertaining. Soft carpet underfoot adds a sense of cosiness, while the exposed brick fireplace draws the eye and provides a natural gathering point. French doors lead directly out to the rear garden, where the space enjoys views over the landscaped surroundings, ideal for morning coffee, family meals, or hosting guests.

Upstairs, the landing features built-in storage and leads to four generously proportioned bedrooms. Three of these are well-sized doubles, each benefiting from fitted wardrobes with sliding doors that offer both practicality and clean lines. The fourth bedroom is also a good size and offers flexibility, whether as a comfortable guest room, a child's bedroom, or a dedicated home office or study.

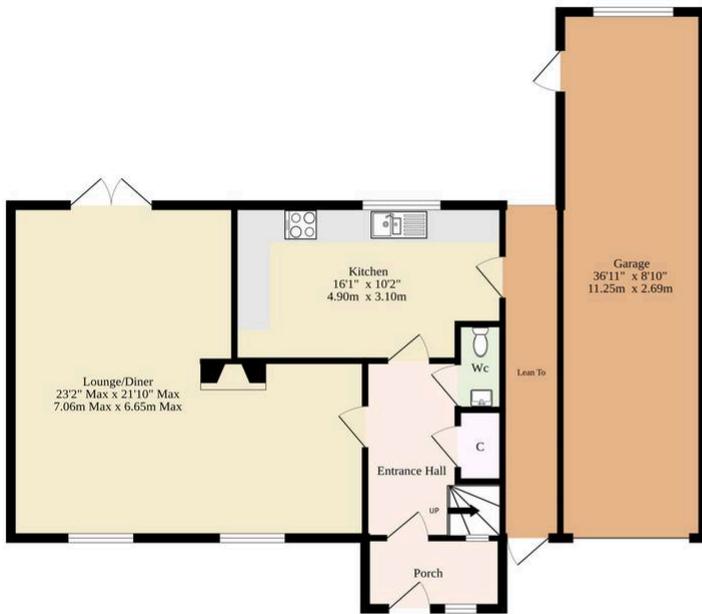
The family bathroom has been tastefully refitted and finished to a high standard. It features a fitted bath with a handheld shower attachment, a fully tiled corner shower enclosure, a modern vanity unit with an inset basin, and a WC. The room is fully tiled throughout, creating a bright, fresh, and low-maintenance space that's both stylish and highly functional for everyday use.

Outside, the rear garden is a true highlight of the home, private, enclosed, and backing directly onto open paddock land for uninterrupted rural views. This mature and private garden features a large raised patio, perfect for outdoor dining and summer gatherings, while the lawn is bordered by mature trees and carefully planted shrubs, adding year-round colour and a strong sense of seclusion.

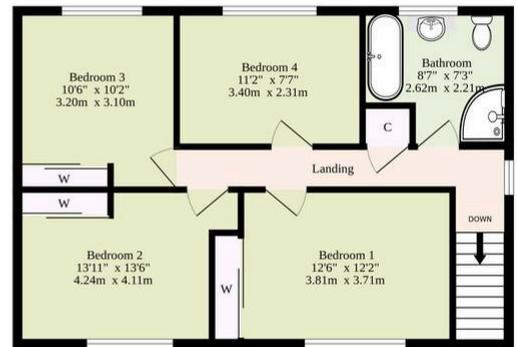
To the front, a generous gravelled driveway offers extensive off-road parking, all enclosed for additional privacy. The substantial garage measures an impressive 36'11 x 8'10 and provides excellent storage or workshop space, with convenient access through to the rear garden.



Ground Floor
1044 sq.ft. (97.0 sq.m.) approx.



1st Floor
624 sq.ft. (58.0 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1668 sq.ft. (155.0 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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