



27 Fakenham Road, Beetley

Guide Price £475,000 - £500,000

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Beetley, Dereham

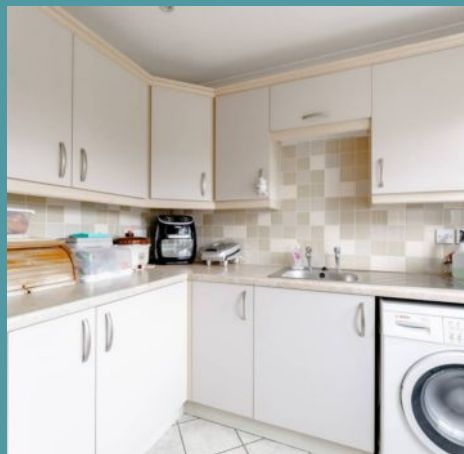
Guide price: £475,000 - £500,000. Occupying a generous plot in the sought-after village of Beetley, this substantial detached residence presents an ideal opportunity for families looking to enjoy space, comfort, and convenience in a well-connected location. The property has been thoughtfully updated by the current owners and now offers a superb layout that includes generous reception spaces, a stylish open-plan kitchen/diner, and four double bedrooms. From its striking curb appeal to the quality of its internal finish, this is a home that's been carefully maintained and is ready to welcome its next chapter.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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Location

Located in the popular village of Beetley, Fakenham Road enjoys a well-connected yet peaceful setting in the Norfolk countryside. The area offers easy access to the nearby market town of Dereham, just a few minutes' drive away, where you'll find a wide range of shops, schools, supermarkets, and leisure facilities. For those commuting or exploring further afield, excellent road links via the A47 make Norwich and King's Lynn both easily reachable. Local walks, woodlands, and open green spaces add to the appeal, making this a desirable spot for those seeking a rural lifestyle with everyday convenience close at hand. Beetley itself benefits from a welcoming community atmosphere, a primary school, and scenic surroundings, offering a relaxed pace of life without feeling remote.



Fakenham Road

Internally, the accommodation extends to just under 2,000 sqft and is arranged over two well-planned floors. The wide entrance hall gives an immediate sense of space and leads to a ground floor WC, a versatile playroom or home office, and a spacious 19ft dual aspect living room with a gas fireplace – perfect for relaxing or hosting guests. To the rear, the remodelled kitchen/diner is a highlight of the home, flowing into a garden room with access to the rear garden.

- Substantial and well-presented four-bedroom detached family home
- Dual aspect living room with working gas fire plus separate study/play room



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A separate utility room links to the kitchen. Additionally, the entrance hall provides access to the double garage, offering excellent functionality for day-to-day living.

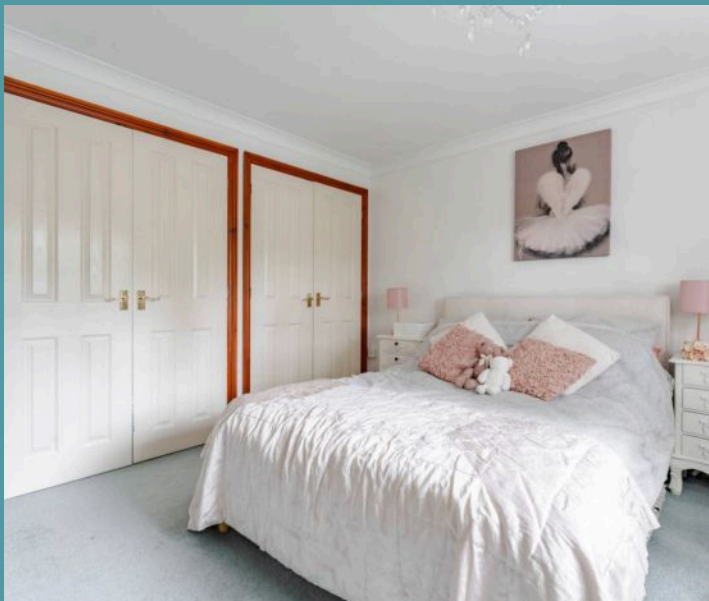
Upstairs, the layout continues to impress. The principal bedroom suite includes a generous footprint, built-in wardrobe, and a sleek en-suite shower room. Three further bedrooms are all generously proportioned and share access to the remodelled contemporary family bathroom. Additional storage on the landing enhances practicality.

Externally, the property benefits from a wide breakweave driveway providing ample off-road parking and an integral double garage. The rear garden measures 42' and benefits from being south-west facing. With 2 patios, lawn, raised flower beds and a garden shed with light and power the garden is ideal for family enjoyment and entertaining throughout the seasons.

Agents Notes

We understand this property will be sold freehold, connected to all mains water, electricity and drainage.

Council tax band - TBD





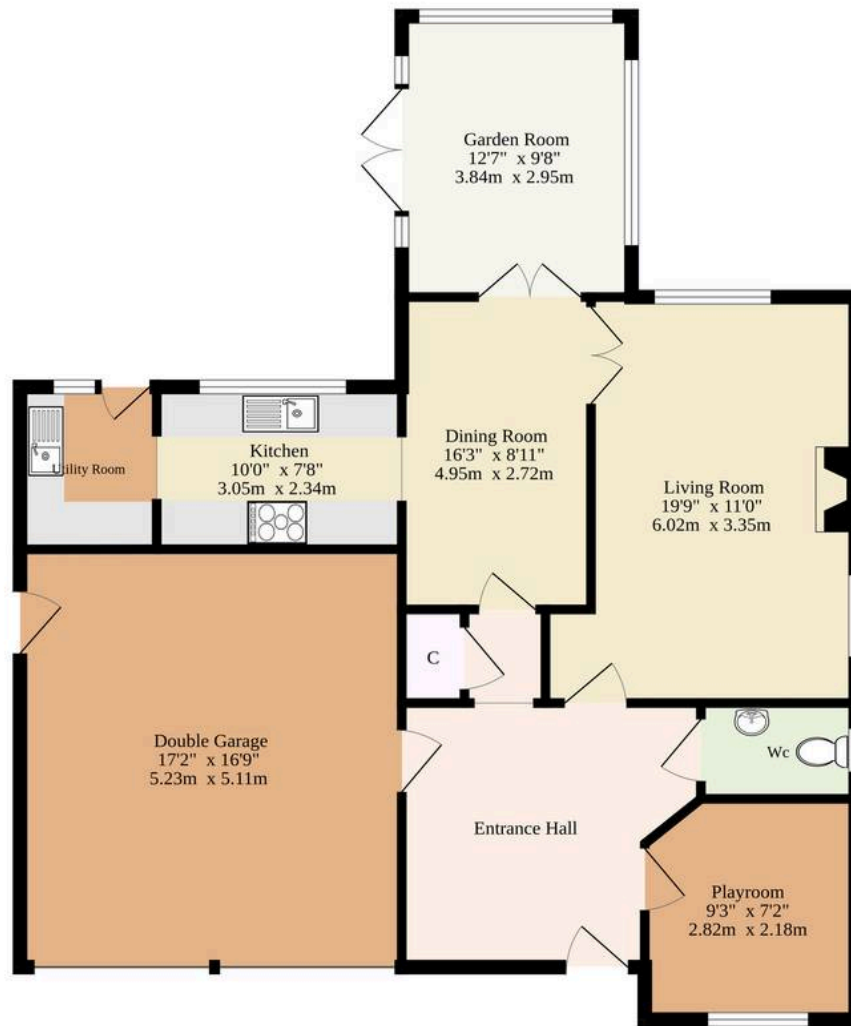
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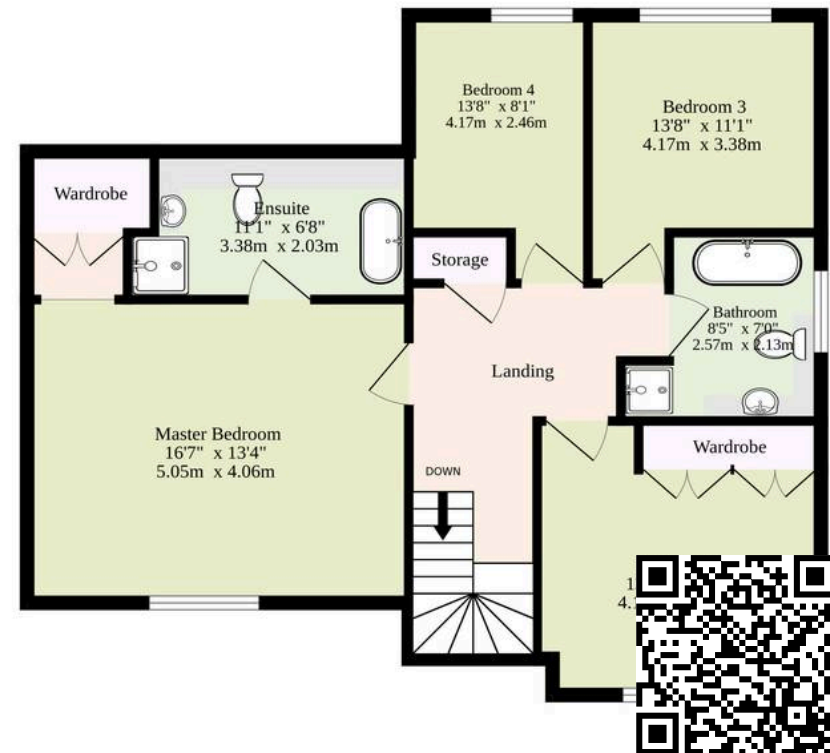
- Substantial and well-presented four-bedroom detached family home
- Dual aspect living room with working gas fire plus separate study/play room
- Remodelled open-plan kitchen/diner with adjacent utility room
- Integral double garage with driveway providing ample off-road parking
- Luxury principal bedroom suite with fitted wardrobe and stylish ensuite
- Three further well-proportioned bedrooms, all with excellent natural light
- Contemporary remodelled family bathroom and additional ground floor WC
- Beautiful triple aspect garden room with vaulted ceiling and doors to garden
- South-west facing garden with lawn, 2 patios and garden shed with light and power
- Situated close to well-regarded schools, bus routes, and local amenities



Ground Floor
1127 sq.ft. (104.7 sq.m.) approx.



1st Floor
917 sq.ft. (85.2 sq.m.) approx.



TOTAL FLOOR AREA : 2044 sq.ft. (189.9 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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