



6 Willow Court, Beetley

Dereham



Minors & Brady

Offered with no onward chain, this well-proportioned three-bedroom detached bungalow enjoys a peaceful cul-de-sac setting within the sought-after village of Beetley. The property provides spacious and versatile single-level accommodation, ideal for a range of buyers. A generous lounge flows into a bright conservatory, creating an inviting space for both relaxing and entertaining. The fitted kitchen is complemented by a separate dining room, offering flexibility for modern living. The principal bedroom benefits from built-in storage and an en suite shower room, while two further bedrooms are served by a family bathroom. Outside, wrap-around gardens provide a private and well-established setting with lawned areas, mature planting and a summer house. A driveway and garage complete the home, delivering ample parking alongside a quiet yet convenient village location.

- Detached three-bedroom bungalow positioned within a quiet and established cul-de-sac in the popular village of Beetley
- Offered for sale with no onward chain, ensuring a straightforward purchase
- Spacious lounge with feature fireplace, opening into a light-filled conservatory overlooking the garden
- Well-appointed kitchen with ample storage and workspace, positioned conveniently off the main hallway
- Separate dining room providing flexible use as a formal dining area, second reception room or home office
- Principal bedroom complete with built-in wardrobes and a private en suite shower room
- Two further comfortable bedrooms served by a neatly presented family bathroom
- Enclosed wrap-around gardens featuring lawn, mature planting, raised beds and a charming summer house
- Secure off-road parking via a brickweave driveway leading to a single garage with power and lighting





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## 6 Willow Court

Beetley, Dereham

### The Location

Willow Court, Beetley, enjoys a wonderfully peaceful and convenient location, offering the perfect balance of village charm and accessibility. Just a short drive from the bustling town of Dereham, residents benefit from a wide range of shops, schools, restaurants, and leisure facilities, while still enjoying the calm and serenity of village life.

Beetley itself is a picturesque Norfolk village, steeped in a sense of community and surrounded by beautiful countryside. The village is characterised by traditional architecture, leafy lanes, and scenic walking and cycling routes, making it ideal for those who appreciate rural living.

Local amenities include a village hall, a primary school, and a selection of shops and pubs, all fostering a strong community spirit.

For commuters or those who enjoy exploring the region, Beetley offers excellent transport links. The nearby A47 provides straightforward access to Norwich, King's Lynn, and other Norfolk towns, while Dereham offers additional rail and bus connections. The area is also well-served for leisure activities, with local sports clubs, nature reserves, and historic attractions close by, providing plenty of options for family days out and outdoor pursuits.



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## 6 Willow Court

Beetley, Dereham

### Willow Court, Beetley

Tucked away in a quiet cul-de-sac within the popular village of Beetley, this well-proportioned three-bedroom detached bungalow is offered to the market with no onward chain. Occupying a generous and enclosed plot, the property provides versatile accommodation, excellent outside space and ample parking, making it an ideal choice for a range of buyers seeking comfortable single-level living in a peaceful setting.

The accommodation is thoughtfully arranged and well presented throughout. An inviting entrance hall leads to a spacious main lounge, filled with natural light and centred around an attractive feature fireplace. A conservatory extends from the living space, creating a bright and relaxing area with views over the garden and direct access outside. The fitted kitchen offers a practical layout with ample storage and workspace, while a separate dining room provides flexibility as a formal dining area, additional sitting room or hobby space.

The principal bedroom benefits from built-in storage and its own en suite shower room, offering privacy and convenience. Two further bedrooms are well-sized and served by a modern family bathroom, making the layout equally suited to couples, families or those needing guest accommodation or a home office.



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## 6 Willow Court

Beetley, Dereham

Outside, the property enjoys a fully enclosed wrap-around garden that has been carefully maintained and thoughtfully planted, creating a private and established outdoor space.

Lawned areas are complemented by mature planting, raised beds and a charming summer house, offering plenty of spots to relax or entertain. To the front, a brickweave driveway provides secure off-road parking and leads to a single garage with power and lighting.

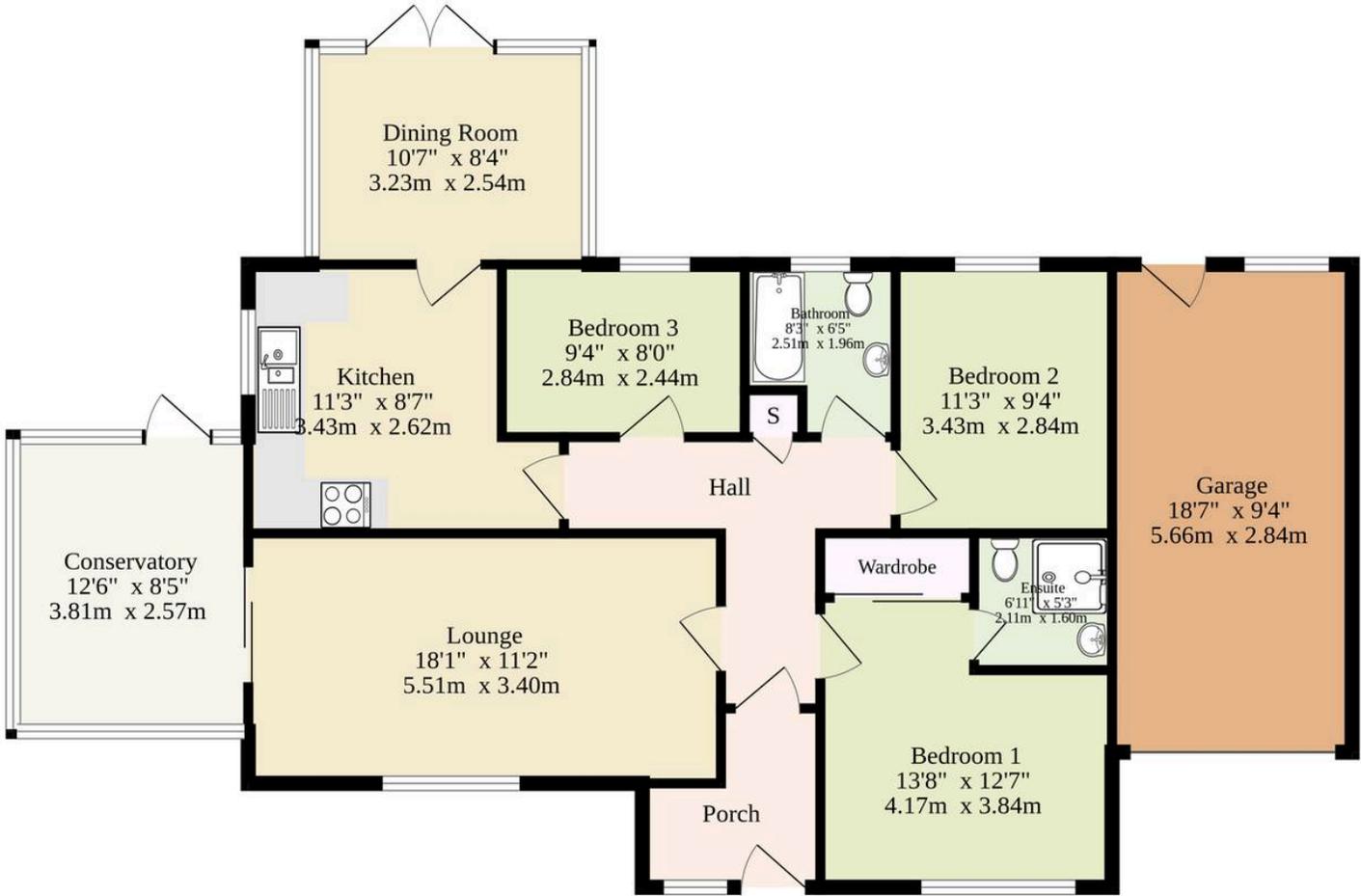
### Agents Note

This property will be sold freehold and connected to oil-fired heating, air to air heating x2, mains electricity, water and drainage.



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**Ground Floor**  
**1274 sq.ft. (118.4 sq.m.) approx.**



Sqft Includes Garage

TOTAL FLOOR AREA : 1274 sq.ft. (118.4 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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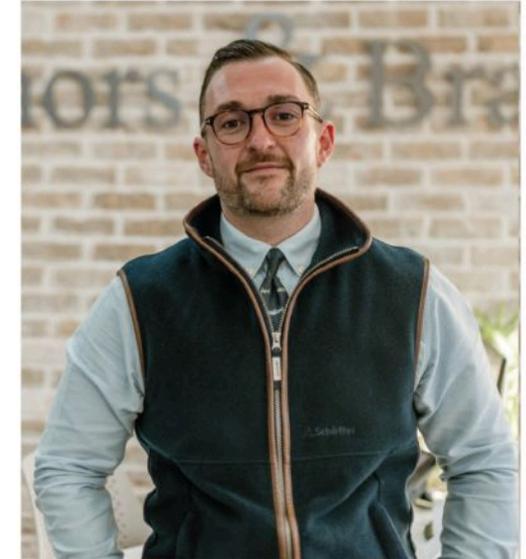
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## Minors & Brady

*Your home, our market*

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