



# 11 Ashley Road

£270,000

A spacious three double bedroom detached bungalow situated in the sought-after village location of Beetley.

This property boasts plenty of potential and offers versatile living space inside, plus ample space outside.

You are welcomed by a porch with cloak cupboard, a generous living room plus a spacious kitchen with a range of fitted units.

Further on, there is an inner hallway that's leads to three bedrooms of which are double in size, a conservatory overlooking the garden is adjacent to bedroom three offering versatile use of the room; there is also a shower room with a walk-in shower plus a separate WC that could be combined for an extended bathroom.

Outside, to the front, is a large front garden with a gravelled driveway and laid slabs to provide ample off-street parking, allowing space for a motorhome or caravan.

To the back, is a secluded unoverlooked garden with patio that leads to laid to lawn grass and is surrounded by flower beds and shrubs.

This property is offered with No Onward Chain.

Services - Oil central heating. Mains water, drainage, and electricity are connected.



## Situation

Beetley is a good-sized village situated some 3 miles North of Dereham with an excellent school and New Inn Thai Restaurant & Public House. There is a village post office and shop in Gressenhall approximately 1 mile west and there are many further excellent amenities in Dereham.

## Directions

From Dereham town centre proceed along Quebec Road in the direction of Fakenham. Head out of the town past the Golf Club and after roughly 3 miles take the left hand turning onto the B1146 signposted for Beetley and Fakenham. After approximately 1 mile, turn right onto Beech Road. At the end of the road, turn left onto Ashley Road where the property will be found on the right hand side.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Dereham office and the property reference is AD0188.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.



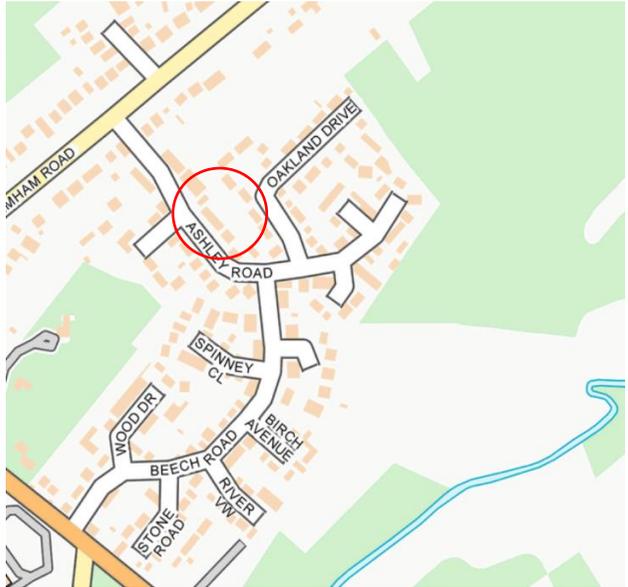


Approximate total area<sup>(1)</sup>  
 1249.59 ft<sup>2</sup>  
 116.09 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	TBC	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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