# Honeysuckle Cottage Chapel Lane

## Beeston









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# Honeysuckle Cottage Chapel Lane

## Guide Price £500,000

**Individually Built Family Home With Space To Grow**
Occupying a generous plot along a quiet lane in the highly regarded village of Beeston, Honeysuckle Cottage is an individually built detached family home offering spacious and versatile accommodation, a large detached double garage with excellent annexe potential (subject to the necessary consents), ample off-road parking and a private rear garden. Available with no onward chain, the property presents an excellent opportunity for buyers seeking a well-proportioned home in an attractive rural setting.

The accommodation has been thoughtfully arranged to suit modern family life, with a welcoming entrance hall leading to a superb dual-aspect sitting room with a wood burner, filled with natural light and providing an inviting space in which to relax. Double doors open into the dining room, which in turn flows seamlessly via French doors into the conservatory, creating an ideal environment for entertaining whilst enjoying access to and views across the garden.

The kitchen/breakfast room is well-equipped with integrated appliances, including a double oven & dishwasher, and a generous range of storage and preparation space and is complemented by a practical utility room with space for a washing machine & tumble dryer, there's also a boiler room/store, ground-floor cloakroom, and a lobby opening to the rear garden. A separate snug off the hall offers welcome flexibility as a playroom, bedroom or additional reception room, with stairs to a generous office space over the snug.

Upstairs, the first floor offers four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite bath and shower room, whilst two further double bedrooms and a comfortable fourth bedroom, equally suited as a nursery or study, are served by a family bathroom, with a corner bath and a separate shower enclosure.

Outside, Honeysuckle Cottage enjoys a particularly private setting with a driveway providing extensive off-road parking and access to the substantial detached double garage. The enclosed rear garden has been designed for both relaxation and family enjoyment, with lawned areas and seating spaces that make the most of the peaceful surroundings. The garage also offers useful loft storage and exciting potential for conversion into ancillary accommodation or a home office, subject to the relevant planning permissions.

Beeston is a well-regarded Norfolk village surrounded by unspoilt countryside, offering a peaceful lifestyle whilst remaining exceptionally well connected. The village benefits from its own primary school, with the nearby village of Litcham providing a village shop, public house, doctors' surgery and highly regarded schooling through to sixth form. The market towns of Swaffham and Dereham are both within easy reach, offering a wide range of everyday amenities, supermarkets, cafés and independent shops, while the city of Norwich can be reached in approximately 35 minutes. The A47 is only a short drive away, providing convenient access across the county, and Norfolk's beautiful coastline, including Wells-next-the-Sea, together with the Royal Sandringham Estate, are both within comfortable driving distance.

**Agents notes...**
A pre-recorded walkaround tour is available for this property














TOTAL FLOOR AREA : 222.2 sq.m. (2392 sq.ft.) 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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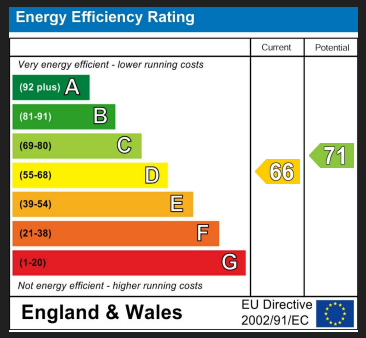
Local Authority

Breckland

Council Tax Band

E

Directions







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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