



THE STORY OF

3 Warmans Close

Bawburgh, Norfolk

SOWERBYS



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Bawburgh, Norfolk
NR9 3JB

Detached Four Bedroom Home

Immaculately Presented Throughout

Remarkable 1 Acre Plot (STS)

Fine Array of Traditional Receptions

Open Plan Kitchen/Breakfast Room

Four First Floor Bedrooms, En-Suite to Principal

Stunning Garden Room

Large Double Garage with
Optional Reception Above

Idyllic Location Near Pub, Village Green and River

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Tucked away in a discreet and exclusive location, this fine four/five-bedroom home stands among just four impressive executive properties, built to the highest specifications by a renowned local developer. Wonderfully positioned near a popular village pub and a picture-postcard village green on the riverbank, this splendid opportunity is now available for the first time since new. A fine blend of traditional and open-plan receptions brings excellent balance, with four bedrooms on the first floor complemented by a large ground-floor study that could comfortably serve as a fifth bedroom if required.

The spacious, traditional reception hall ensures a warm welcome home and is flanked by the generous study and a splendid triple-aspect sitting room, awash with natural light and showcasing an exposed brick fireplace. In contrast, the kitchen introduces an open-plan feel with ample space for a breakfast/dining table, creating a wonderfully sociable hub. Arguably the star of the accommodation is the stunning garden room - a large and versatile space with room for both dining and relaxed seating, all set against panoramic views of the landscaped gardens and expansive plot beyond.

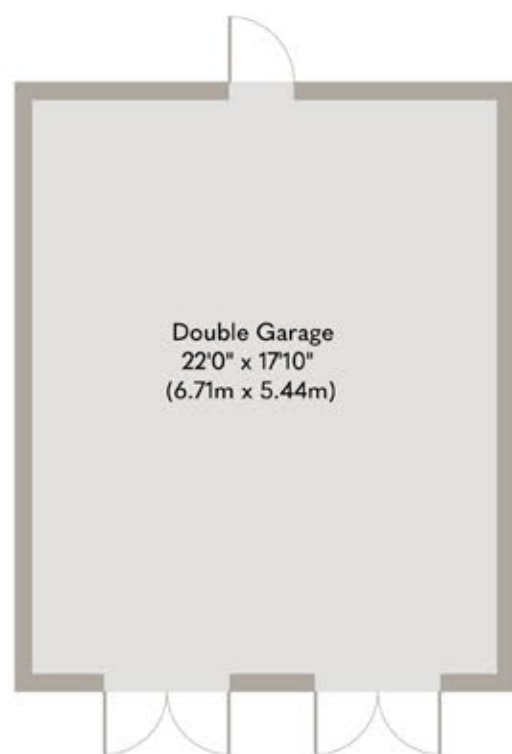
Upstairs, four double bedrooms each enjoy unique character, including an impressive principal suite with built-in wardrobes and a shower room en-suite. The remaining bedrooms are all generous doubles and are served by a central family bathroom.

The plot is every bit as impressive as the home itself. A generous frontage provides a pleasant front garden, allowing the home to sit back from the boundary, while the large driveway is complemented by an excellent detached double garage with a converted space above - ideal for storage or an additional reception/study. The rear garden offers a wonderful surprise, with a sprawling sun terrace alongside beautifully landscaped gardens. Beyond this lies a remarkable paddock/meadow with a central cluster of mature trees, extending the plot to over 1.1 acres (STS).

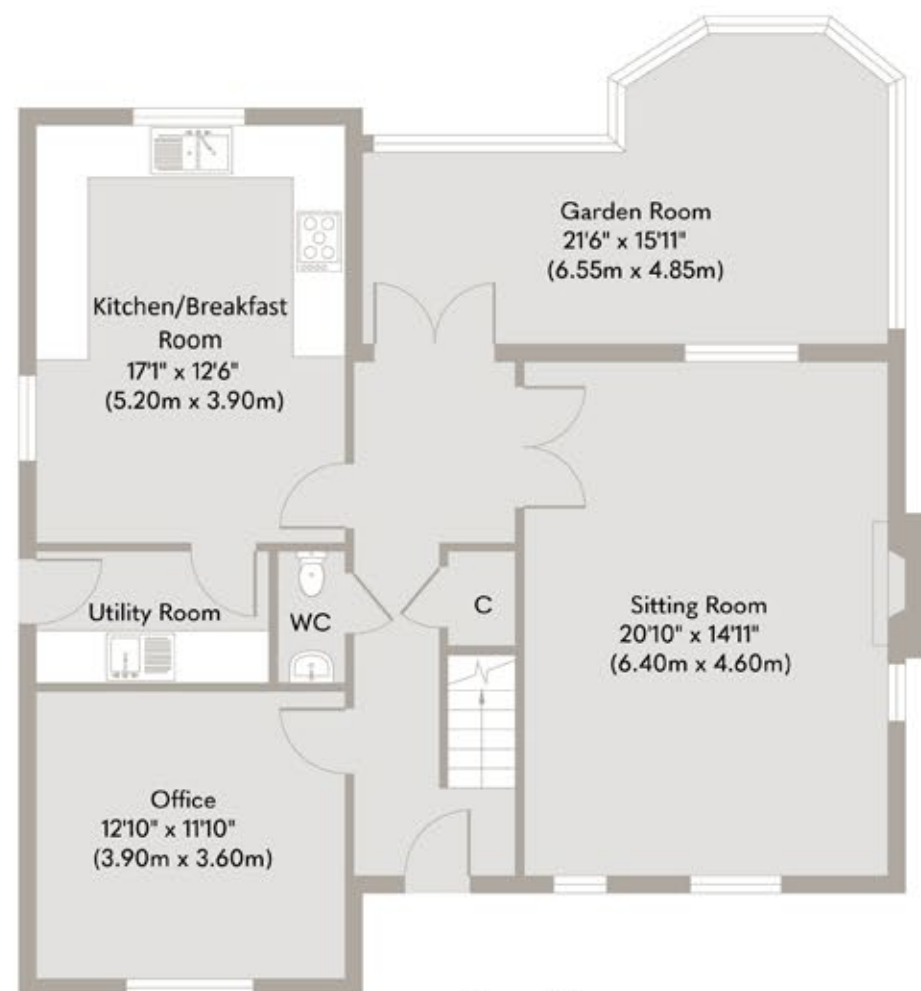
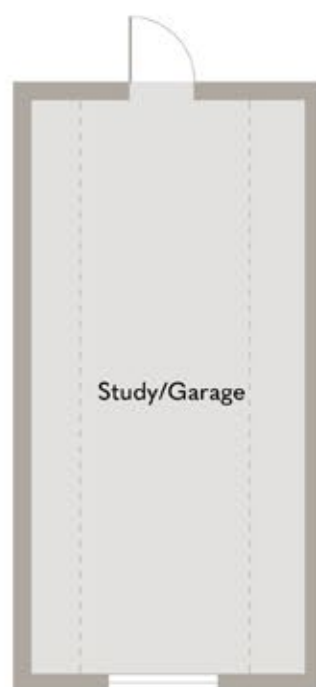




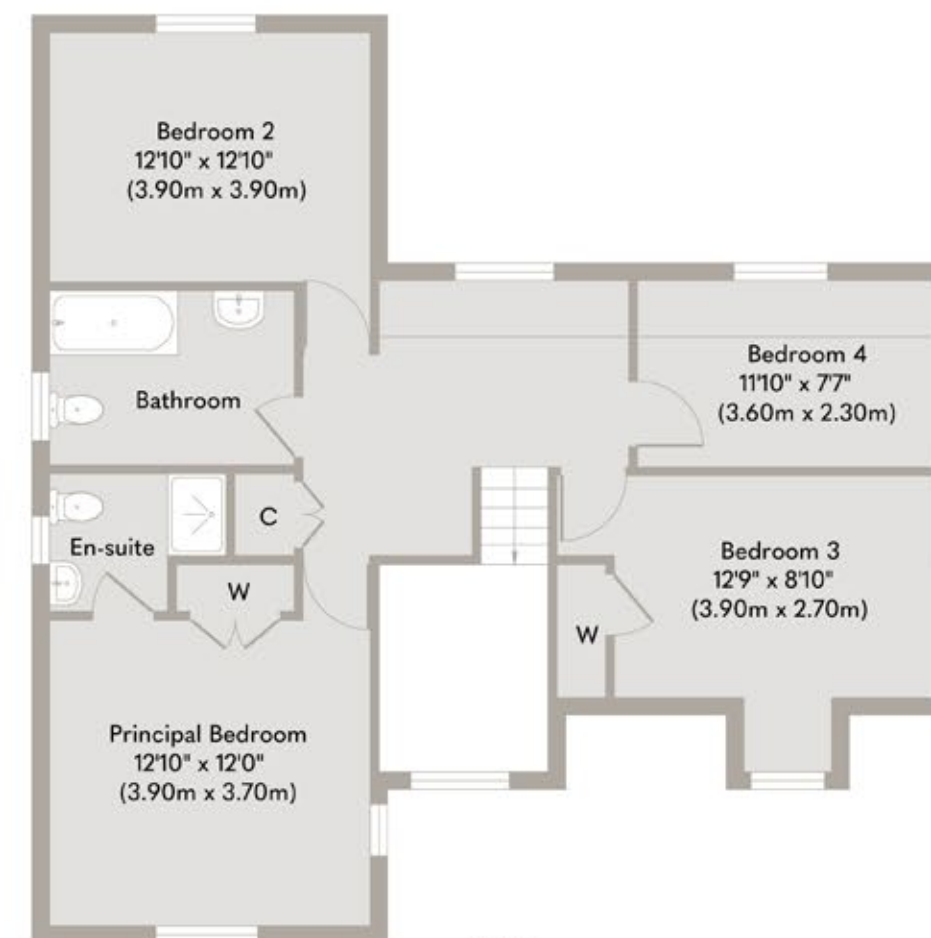




Outbuilding
Approximate Floor Area
623 sq. ft
(57.90 sq. m)



Ground Floor
Approximate Floor Area
1,004 sq. ft
(93.25 sq. m)



First Floor
Approximate Floor Area
796 sq. ft
(73.93 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Bawburgh

CHARMING COUNTRYSIDE LIVING
NEAR HISTORIC NORWICH

Bawburgh is a picturesque village nestled in the heart of the beautiful Norfolk countryside, located approximately four miles to the west of the historic city of Norwich.

One of the stand-out features of Bawburgh is its stunning natural surroundings. The village is situated along the banks of the River Yare, which meanders through the area, providing not only a scenic backdrop but also opportunities for leisurely walks or a paddle in the river.

Bawburgh offers a close-knit and friendly community. The Village Hall is at the heart of the village, hosting regular events from coffee mornings and quiz nights, to play groups and youth clubs.

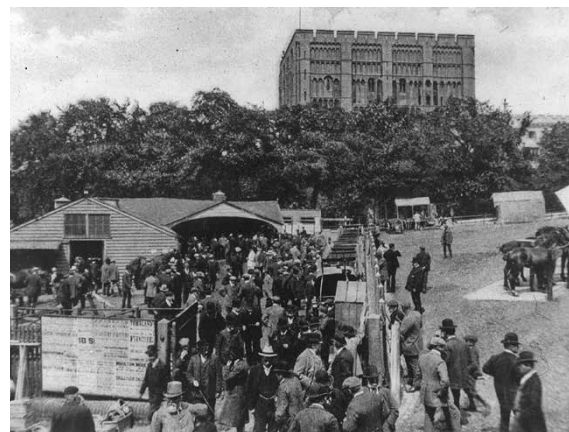
Annual events such as the village fete, bonfire night and Christmas fair are further times where the community comes together.

In addition to the Village Hall, there is also a church, school, public house, and a golf course.

For those seeking further amenities and conveniences, the historic city of Norwich provides easy access to shopping, dining, cultural attractions, and educational institutions.

It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.



Note from Sowerbys



Aerial View of 3 Warmans Close

“The rear garden offers a wonderful surprise, with a sprawling sun terrace alongside beautifully landscaped gardens [...] extending the plot to over 1.1 acres (STS).”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref: 0300-2794-7560-2925-5115

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///assurance.polishing.eased

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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