



17 Beehive Way, Bawdeswell

Dereham



Minors & Brady

17 Beehive Way

Bawdeswell, Dereham

A warm sense of ease settles over this modern village home, where thoughtful design and gentle light shape every space. A contemporary kitchen with tiled finishes and integrated Bosch appliances leads into a generous living and dining room that opens out to the enclosed garden, creating a calm backdrop for everyday life. Upstairs, two comfortable double bedrooms include a main suite with mirrored wardrobes and a private shower room, supported by a family bathroom and a ground-floor WC. Energy efficient touches such as solar panels and air source heating add quite value, while a garage and gravelled parking sit neatly alongside nearby shops, cafés, community facilities and countryside walks.

Location

Beehive Way sits in a welcoming part of Bawdeswell with smooth access to village essentials and everyday conveniences. The local shop, café, and community facilities are all close by, giving you an easy day-to-day rhythm without long travel. Schooling options and a well-used village hall support family life, while nearby green spaces offer relaxed outdoor time. Regular bus links connect Bawdeswell to surrounding towns, and the A1067 provides a straightforward route toward Norwich and Fakenham, making travel simple for both work and leisure. The village has an active community atmosphere with regular events that bring residents together. Scenic countryside surrounds the area, offering peaceful walking routes. Local pubs and farm shops nearby add to the appeal of rural living with modern comfort.





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Bawdeswell, Dereham

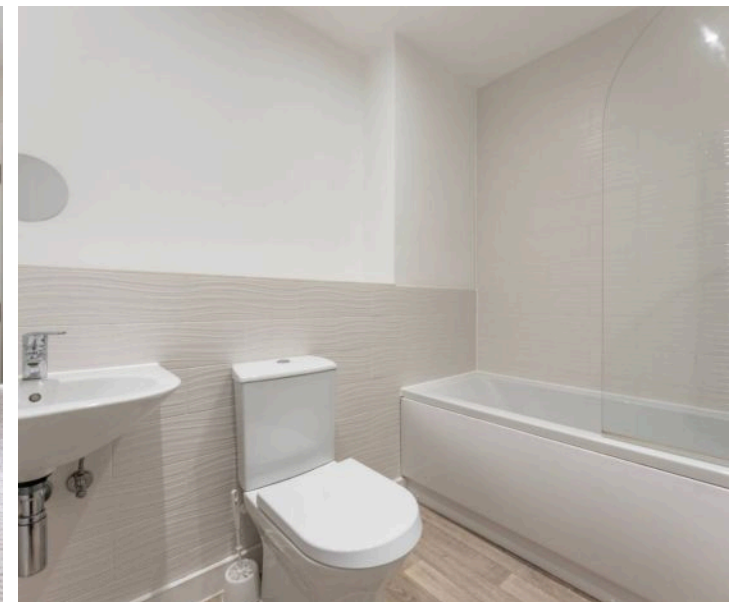
Beehive Way, Bawdeswell

Stepping inside, the entrance hall sets a polished first impression with light wood effect flooring and soft neutral tones that give the home a calm and modern feel. Inset lighting adds a gentle brightness, guiding you toward the main living spaces with a smooth and welcoming flow.

The kitchen sits at the front of the property and presents a clean contemporary finish. Tiled flooring creates a practical base for everyday cooking, while shaker-style cabinetry and coordinating worktops offer a smart, cohesive look. Tiled splashbacks add texture and practicality across the work areas, and integrated Bosch cooking appliances sit neatly within the layout. There is further space for additional appliances, and the overall arrangement feels comfortable and efficient, ideal for both quick meals and daily use.

From here, the interior opens into a generous living and dining room where soft carpet brings warmth underfoot. Wide glazing across the rear brings in natural light, while French doors connect the room directly to the garden and make it easy to move between indoor and outdoor spaces. Inset lighting helps create an inviting atmosphere in the evenings, allowing the room to shift effortlessly between relaxed downtime and hosting.

Ground-floor WC sits just off the hall with modern tiling and a clean white suite, adding everyday convenience without interrupting the flow of the main level.



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Upstairs, two double bedrooms offer comfortable proportions and a quiet sense of privacy. The main bedroom features fitted carpet and mirrored wardrobes, along with its own en suite shower room finished with contemporary wall tiles, a glazed enclosure and modern fittings. The second bedroom provides generous space for furniture, while the family bathroom continues the calm styling with a fitted bath, tiled surrounds, a shower screen and a streamlined suite.

The rear garden offers a private outdoor setting arranged with a paved terrace for seating, a lawned central space and planted borders that bring gentle greenery to the edges. A timber pergola toward the far end creates a pleasing focal point and offers scope for seating or decoration. The front of the property is kept neat and simple with planted borders that frame the entrance.

Parking sits at the rear, where a gravelled driveway provides space for multiple vehicles and leads directly to the single garage, offering both secure storage and day-to-day convenience. Energy efficient features such as solar panels and air source heating add further appeal, while the village setting places you close to a shop, café, community facilities and countryside paths with pubs and farm shops within easy reach.

Agents notes

Sold freehold, connected to main services water, electricity and drainage.

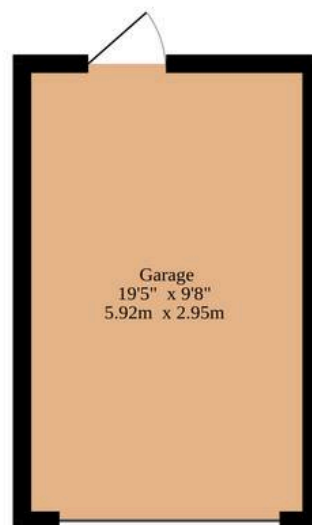
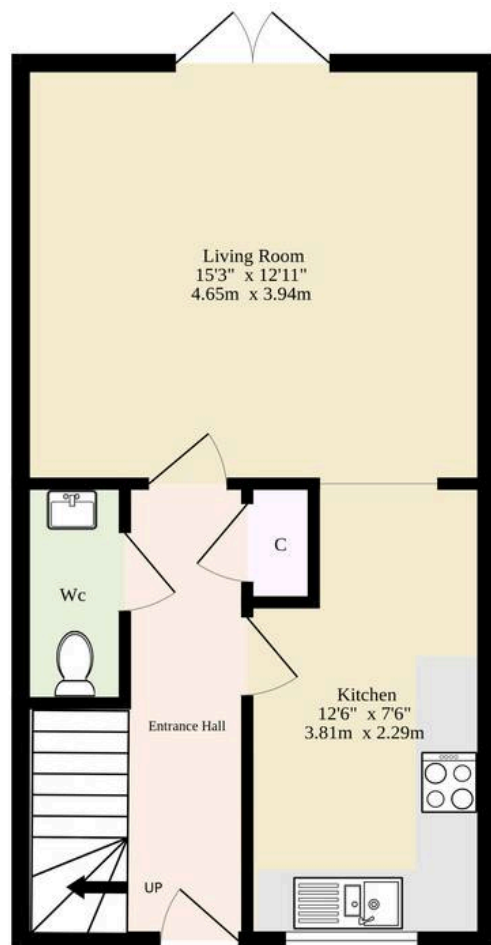
Heating system- Ecodan air source heat pump

Council Tax Band- B

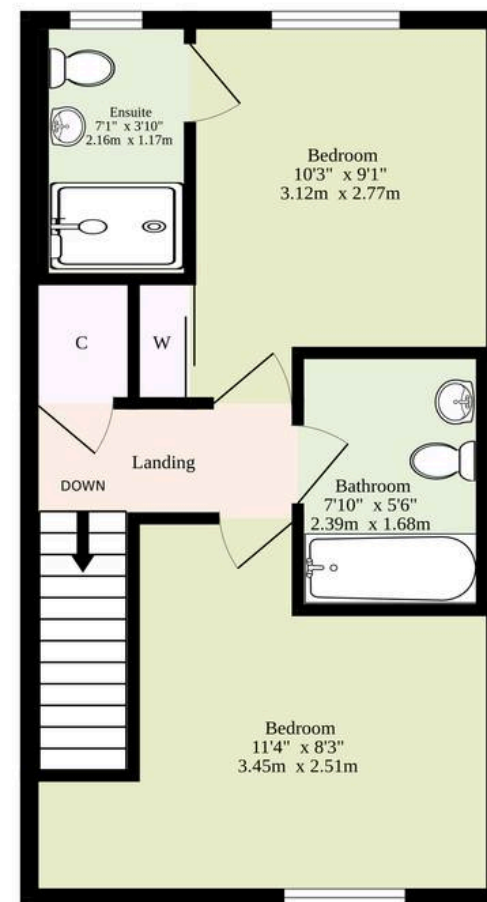


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Ground Floor
541 sq.ft. (50.3 sq.m.) approx.



1st Floor
278 sq.ft. (25.8 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 819 sq.ft. (76.1 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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dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

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