



4 | Childs Terrace | Bawburgh | NR9 3LN

Guide Price £325,000

 **BUTTERFLY**
SALES, LETTINGS & PROPERTY MANAGEMENT



The Features

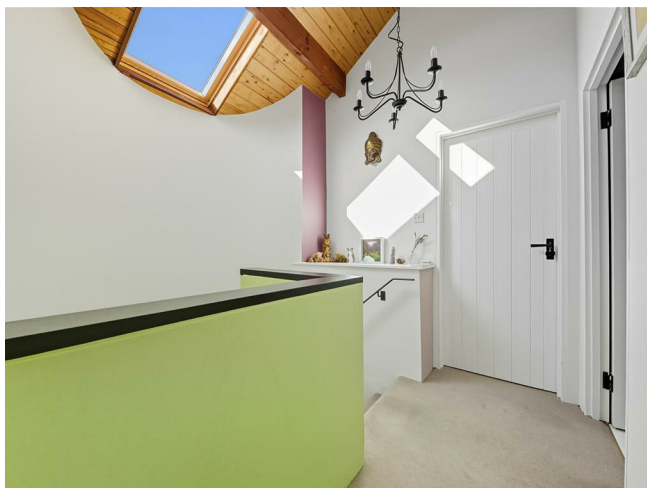
- Guide Price £325,000 - £350,000
- Mid terrace period cottage full of character features throughout
- Spacious 15'4 lounge with exposed beams and a feature fireplace
- Country style 15'4 kitchen/diner with exposed wooden beams and space for dining table
- Two spacious first floor bedrooms with vaulted ceilings and built in storage
- Spiral staircase leading to a bright landing with natural light
- Family bathroom fitted with shower over bath
- Beautiful mature communal gardens to the front of the property
- Single garage and allocated off-road parking within a private residents' area
- Idyllic conservation area setting, just minutes from major road links and Norwich city centre

About the Property

Set in the highly desirable village of Bawburgh, Blackbird Cottage is a charming mid-terraced period home that beautifully blends character with modern comfort. With meadow views, beautifully maintained communal gardens, and just a short stroll to the local pub, it offers the perfect mix of village life and convenience.

Inside, the property is full of warmth and individuality. An inviting entrance hall with a spiral staircase leads into the 15'4 lounge, featuring exposed beams and a character fireplace. The 15'4 kitchen/diner, also with exposed wooden beams, provides a country style space with room for a dining table, ideal for both everyday living and entertaining.

Upstairs, two generous double bedrooms with vaulted ceilings create a light and airy feel. The landing benefits from natural light through a feature window, while the family bathroom includes a shower over bath. The property also benefits from double glazing throughout and oil fired central heating. Full of charm throughout, this home truly needs to be viewed to appreciate everything it has to offer.





The Outside

The gardens are set to the front of the cottage, creating an attractive and welcoming approach. A seating area abuts the property, along with a well stocked flowerbed, offering a perfect spot to relax and enjoy the surroundings. Beyond, the communal gardens are beautifully maintained by a gardener, ensuring year round appeal without the need for personal upkeep.

Lawned areas and established planting flow down to a stream at the edge of the communal gardens, beyond which lie open meadows and charming views across the River Yare towards the village pub. The combination of carefully tended gardens and the peaceful water meadow backdrop creates a picturesque setting, where the changing seasons bring colour and interest, and local wildlife can often be enjoyed from the doorstep.

This outside space offers the best of both worlds, a seating area on your doorstep for personal enjoyment, alongside stunning communal gardens cared for to a high standard, making it a truly idyllic place to call home. In addition, the property benefits from a garage and an off road parking space, combining practicality with beauty and making it a truly idyllic place to call home.

Location Overview

Bawburgh is a picturesque riverside village located just 5 miles west of Norwich, offering the perfect balance of rural charm and city convenience. Steeped in history, the village is home to the striking round-tower church of St Mary & St Walstan, linked to the legend of Norfolk's patron saint. The River Yare meanders through the village, creating a tranquil backdrop and providing plenty of opportunities for scenic walks and outdoor pursuits.

Residents enjoy a welcoming community atmosphere, with the award-winning Kings Head gastro pub at the heart of village life, alongside a village hall hosting local events. Leisure opportunities are close by, with Bawburgh Golf Club and nearby fishing lakes, while further afield Whittingham Country Park offers more walking, cycling, and watersports. Excellent transport links via the A47 and A11 make commuting simple, giving easy access to Norwich and the wider Norfolk countryside. With its blend of heritage, natural beauty, and strong community spirit, Bawburgh is an idyllic setting for those looking to enjoy village life without compromising on connectivity.

Directions

Heading out of Norwich, follow the B1108 Watton Road over the Colney roundabout towards Watton. Turn left onto Stocks Hill and continue into the village, passing the village hall on your left. Take the second turning into Church Street by the village sign, then immediately turn right into Childs Terrace, where the property can be found at the far. A gated pedestrian access is also available slightly further along Church Street.

Agents Note

The communal land is owned by a limited company, of which all residents are directors. Each property benefits from access over the communal land. All residents contribute to the upkeep of the communal areas, with the garden maintenance currently covered by a contribution of £30 per month.

Further Information

Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

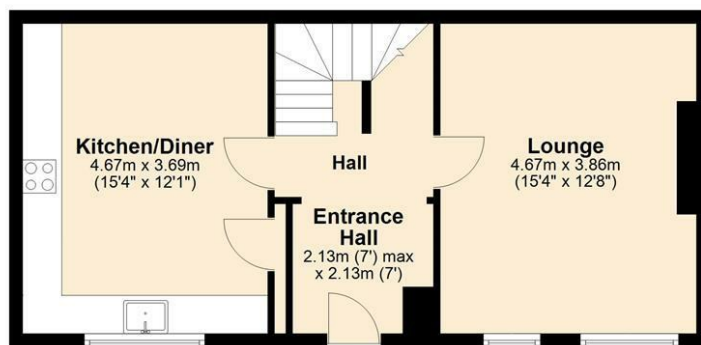
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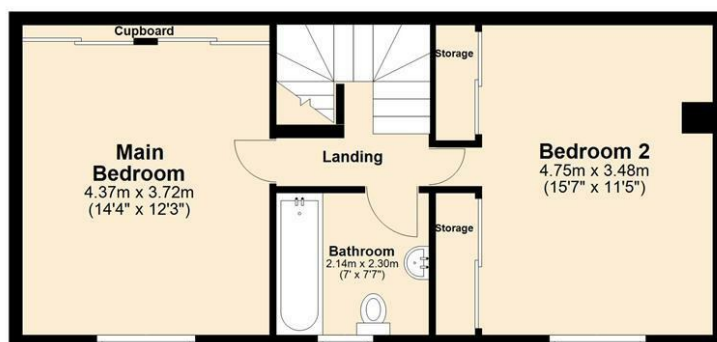
Ground Floor

Approx. 47.8 sq. metres (514.7 sq. feet)



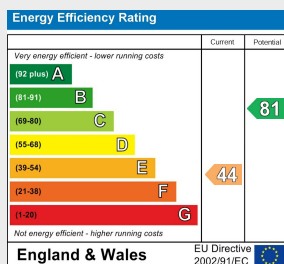
First Floor

Approx. 48.6 sq. metres (523.1 sq. feet)



Total area: approx. 96.4 sq. metres (1037.7 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency. Plan produced using PlanUp.



Tenure: Freehold
Council Tax Band: C
Local Authority: South Norfolk



You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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