



**Waratah, The Street, Bawdeswell, Dereham, NR20 4RT**

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Stunning and Spacious. Four Double Bedroom, Two reception room Detached Bungalow with Large Kitchen, Luxury Bathroom and en-suite, Superb Plot, DOUBLE GARAGE/WORKSHOP and Successful Holiday Let. Must View!!



## Description

We are delighted to offer this large, spacious four bedroom detached bungalow in the heart of Bawdeswell. Set on a glorious plot with a double garage/workshop AND a fully equipped, functioning and profitable holiday let separate to the property at the end of the south-facing garden. The property and grounds have been sympathetically and historically modernised, upgraded and landscaped in the current owners ownership with the most recent improvements being a luxury family bathroom and en-suite, a living room makeover complete with multi fuel woodburner, an updated fuse box to accommodate the holiday let/business and central heating boiler installed in 2021.

This property has so much to offer inside and out and would suit downsizers who need space for visitors, large families, multi generational living or people who want to run a business from home.

Bawdeswell has a shop, a village hall, a busy garden centre and is just 5 mile a from the bustling market town of Dereham and 12 miles from Norwich on the easily accessible A1067, which also joins the NDR with links to North Norfolk and the East Coast.

## The Accommodation

Recessed storm porch with double glazed composite door into

## Entrance Hall

Traversing the length of the property, loft access with framework for conversion (subject to building regs), cupboard and airing cupboard, access to all bedrooms, bathroom, dining room, kitchen and door to

## Living Room

20' 11" x 11' 10" ( 6.38m x 3.61m )

Dual aspect room with double glazed windows to front and side. Recently renovated and presented with smooth ceilings, new flooring, low level shelving serving as an entertainment unit, and a woodburner.

## Dining Room

14' 7" x 8' 9" ( 4.45m x 2.67m )

Double glazed window to side aspect, double doors to

## Kitchen/Breakfast Room

20' 7" max x 12' 7" ( 6.27m max x 3.84m )

Fully fitted modern kitchen with a range of wall and base units having work surfaces over. Water softener. Rangemaster Induction cooker with cooker hood over, space for American fridge freezer, breakfast bar, space and plumbing for dishwasher, pan drawers, wall mounted glass fronted cupboards, smooth ceiling and coving, tiled flooring, radiator, dual aspect room with double glazed window to rear and side aspects, double glazed door to garden, door to

## Utility Room

7' 9" x 7' 3" ( 2.36m x 2.21m )

Door to Side, wall and base units, work surface, double glazed window to side, space and plumbing for basin, washing machine and tumble dryer, space for fridge freezer.

## Bedroom One

16' 6" x 12' plus door recess ( 5.03m x 3.66m plus door recess )

Double glazed window to front aspect, built in wardrobe, smooth ceiling and coving, radiator, door to

## En Suite Shower Room

Modern fully shower boarded tiled room with wash hand basin and floating vanity unit, close coupled low level WC, double shower cubicle, heated towel rail, bespoke porthole frosted double glazed window to front.

## Bedroom Two

11' x 10' ( 3.35m x 3.05m )

Double glazed window to rear aspect, radiator, coving.

## Bedroom Three

12' 1" x 10' 2" ( 3.68m x 3.10m )

Double glazed window to rear aspect, radiator, coving.

## Bedroom Four

12' 1" x 10' 2" ( 3.68m x 3.10m )

Currently utilised as office with double glazed window to front aspect, radiator and coving.

## Luxury Bathroom

Renovated to include half tiled walls, tiled flooring, high level rear facing frosted window, chrome towel radiator. Four piece suite comprising panel bath, low level WC, wash hand basin with mixer tap set into a floating vanity unit.

## Saving Grace

A single storey brick foundation, pantile roof, timber framed holiday let with a vaulted ceiling, exposed beams and double doors onto a private garden. There is a modern shower room and a mezzanine floor with small bed area and window. The main room enjoys studio open plan style accommodation with a living/bedroom area, fitted kitchen window. A light, airy, place to escape the hustle and bustle with a proven track record of guest occupancy.

## Outside

The property sits proudly on The Street opposite Morrisons Daily, an excellent village supermarket. There is a lawn to the front and a driveway to the side, leading to the storm porch and entrance to the property. There is a five bar gate leading to the driveway.

Offset to the left of the bungalow is a continuation of the driveway with ample off road parking available, this leads to the DOUBLE GARAGE/WORKSHOP space which would work for storing vehicles but would also serve as a great workshop for running a business from home, as the current owners have, using the room adjacent for storage and as a workshop.

The garden features a prominent tree which defines the parking and the spacious lawn. There is a large patio and decking area to the rear of the bungalow, and there are raised beds and a bespoke timber framed barbeque/storage area.

Saving Grace has its own separate garden, defined by a further five bar gate and there is parking, a lawn and a courtyard screened by fencing with a seating area and a hot tub.



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## Waratah, The Street, Bawdeswell, Dereham

- Four Bedroom Detached Bungalow
- Two Reception Rooms
- Spacious Kitchen/Breakfast and Utility Room
- Luxury Bathroom and En-Suite
- Superb South-Facing Plot with Double Garage/Workshop
- Successful Holiday Let with Hot-tub
- Much Improved by the current owners
- Village Location - 6-Minute Walk to Bawdeswell Primary School and Free Local Reepham High School Transport - Within 4 Miles



Tenure: Freehold EPC Rating: D

**£550,000**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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