



Reepham Road, Bawdeswell, Dereham, NR20 4RU

welcome to

Reepham Road, Bawdeswell, Dereham

CHAIN FREE The Possibilities Are Endless! Be prepared to be amazed by the potential this character cottage has to offer inside and out. Surrounded by far-reaching countryside views and set within its own 2.29 acre plot (stms), the property further boasts extensive parking & numerous outbuildings.



Description

We are delighted to present to the market this spacious 4 bedroom semi-detached brick and flint cottage, offering a private setting surrounded by scenic countryside views. Located within the charming village of Bawdeswell, the property is situated just a short drive from local amenities.

The characteristic property offers scope for further refurbishment and in brief comprises; 26' kitchen, inner hallway leading to the shower room, 22' lounge with open fireplace, further hallway providing access to the first floor landing, ground floor bedroom offering versatile living use, cloakroom w.c, utility room and family bathroom. This is complemented on the first floor by three further bedrooms. Coupled with the accommodation, the property further benefits from oil fired central heating and double glazed windows.

The property is approached by a long private road which leads directly to the imposing home and offers extensive off road parking space. Set within the grounds are multiple outbuildings including a large barn, gated stables & hay storage unit for equine enthusiasts, tack room offering annexe potential (stpp) and caravan.

The Accommodation

Double glazed external entrance door opening to;

Kitchen

26' 5" x 11' 9" max (8.05m x 3.58m max)

Fitted base unit with rolled edge work surfaces over and upstands, butler sink with mixer tap, oil fuelled aga cooker with tiled splashbacks and exposed brick surround, concrete flooring, inset ceiling spotlights, radiators, double glazed dual aspect windows, double glazed wooden sliding doors opening to the side aspect, door opening to walkway and further door opening to;

Inner Hallway

With tiled flooring, double glazed window to side aspect, opening to lounge and door opening to;

Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in tiled shower cubicle and tiled flooring.

Lounge

22' 8" x 12' 7" max (6.91m x 3.84m max)

With concrete flooring, open fireplace with tiled hearth, wall lights, radiator, double glazed wooden sliding doors opening to the side aspect and door opening to;

Inner Hallway

With tiled flooring, stairs rising to first floor landing, ample built-in storage cupboards, inset ceiling spotlights, radiator and door opening to;

Bedroom Three

7' 9" x 13' (2.36m x 3.96m)

With tiled flooring, built-in wardrobes, inset ceiling spotlights, wall lights, radiator, double glazed windows to side aspect and double doors opening to;

Inner Hallway

With concrete flooring, skylight, opening to utility room and further opening to;

Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks and tiled flooring.

Utility Room

9' 1" x 7' (2.77m x 2.13m)

With fitted base unit, concrete flooring, radiator and opening to;

Inner Walkway

With concrete flooring, cupboard housing hot water tank and door opening to;

Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with overhead shower, built-in storage cupboards, tiled splashbacks, tiled flooring and radiator.

First Floor Landing

With wooden flooring, exposed brick and wooden beam and doors opening to remaining bedrooms.

Bedroom One

12' 5" x 12' 7" (3.78m x 3.84m)

With wooden flooring, exposed wooden beam, inset ceiling spotlights and double glazed window to side aspect.

Bedroom Two

15' 1" x 7' 9" (4.60m x 2.36m)

With wooden flooring and double glazed window to front aspect.

Bedroom Four

7' 6" x 9' 3" (2.29m x 2.82m)

With wooden flooring, exposed brick and wooden beam, inset ceiling spotlights and double glazed window to front aspect.

External

The property is approached by a private road which leads directly to the property and provides ample off road parking space for multiple vehicles.

To the rear aspect of this remarkable property lies a generously sized garden plot, accessed by a five-bar gate and featuring a sprawling lawn. Surrounding the garden are mature shrubberies, offering privacy and a touch of natural beauty, while scenic field views provide a picturesque backdrop to the outdoor space. Set within the grounds are numerous outbuildings offering a wealth of opportunity for equine enthusiast.

Stables

Gated four unit stables with power and water.

Hay Storage Unit

With power, plumbing for washing and water.

Barn

42' x 30' (12.80m x 9.14m)

With power.

Tack Room

With potential to be converted to a one bedroom annexe (stpp) and offering power and water.

Caravan

With power and lighting.



view this property online williamhbrown.co.uk/Property/DRM115876



welcome to

Reepham Road, Bawdeswell, Dereham

- Versatile 4 Bedroom Brick And Flint Cottage, Offered For Sale With NO CHAIN!
- Fantastic 2.29 Acre Plot (Stms)
- In Need Of Further Refurbishment
- Cloakroom W.C, Shower Room And Family Bathroom
- Huge Potential Inside And Out
- Private Position With Extensive Off Road Parking
- Outbuildings Including Stables, Hay Storage, Barn And Tack Room With Potential For Annexe (Stpp)
- Rural Location, Surrounded By Far-Reaching Fields

Tenure: Freehold EPC Rating: E

offers in the region of

£500,000



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



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DRM115876](https://www.williamhbrown.co.uk/Property/DRM115876)



Property Ref:
DRM115876 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk