



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



**welcome to**

**The Street, Bawdeswell, Dereham**

A charming 2-bed cottage tucked away in a highly-regarded village, featuring a beamed lounge with open fire, fitted kitchen/diner, modern bathroom, private garden perfect for enjoyment, parking space and no onward chain - full of warmth, character and village appeal!!



## Description

Cosy Cottage truly lives up to its name - a delightful home full of charm and character, perfectly positioned in a tucked-away setting within a sought-after village offering local amenities and commuting routes.

The accommodation welcomes you through a traditional stable door into a well-fitted kitchen/dining room, leading to a lovely lounge featuring an open fire and exposed beams that add warmth and period appeal. Upstairs, a landing provides access to two bedrooms and a modern family bathroom.

Outside, the property boasts a delightful garden brimming with mature plants and greenery, creating a peaceful and private retreat. A shingle parking space provides convenient off-road parking. Further benefits include main heating via off peak storage heaters, back up heating via open coal fire and electric heaters in the bedrooms, double glazed windows and the advantage of no onward chain. All white goods within the kitchen - including the washing machine, fridge freezer and cooker - are to be included within the sale.

Offering a blend of rustic charm and modern comfort, this cottage has become a sought-after holiday let. Visitors love its relaxing atmosphere and effortless appeal.

## The Accommodation

Wooden entrance door with single glazed panel opening to;

## Kitchen/Diner

10' 11" x 10' 11" ( 3.33m x 3.33m )

A range of floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, electric cooker, tiled splashbacks, free standing fridge freezer, washing machine and tiled effect flooring, built-in storage cupboard, electric heater, double glazed window to front aspect and door opening to;

## Lounge

10' 7" x 10' 4" ( 3.23m x 3.15m )

Fitted carpet flooring, central open fire with tiled hearth and brick surround, exposed wooden beams, stairs rising to first floor landing, built-in storage cupboard, storage heater and double glazed window to side aspect.

## First Floor Landing

Wooden flooring, airing cupboard housing hot water tank, storage heater and doors opening to both bedrooms and bathroom.

## Bedroom One

11' 3" x 11' 1" ( 3.43m x 3.38m )

Dual aspect room with fitted carpet flooring, electric heater and double glazed windows to front and side aspects.

## Bedroom Two

7' 6" x 6' ( 2.29m x 1.83m )

Fitted carpet flooring, electric heater and double glazed window to front aspect.

## Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, part tiled walls, wood effect flooring, heated towel rail and Velux window.

## Outside

The property occupies a tucked-away position, approached by a shared shingle driveway which leads to the off-road parking space and to the convenient storage shed.

The enclosed garden is a true hidden gem - full of charm, colour and character. Well-maintained, it features lawn bordered by mature hedging, shrubs, and flowering plants that create a wonderful sense of privacy and tranquillity. A quaint seating area sits at the back, offering an ideal spot to relax and enjoy the surroundings.

## Location

Bawdeswell is situated about seven miles from the bustling market town of Dereham, three miles from Reepham and fourteen miles from the City of Norwich. Bawdeswell is close to the village of Foxley and to Foxley Wood, which is a Site of Special Scientific Interest (SSSI) and the largest remaining area of ancient woodland in Norfolk. Bawdeswell has a village shop, a reasonably sized garden centre and the village is also within the catchment area for Reepham High School. On the south side of the A1067 is 'The Park' and the Bawdeswell Garage. Other local services include hairdressing and reflexology and there are some holiday cottages.

## directions to this property:

Upon entering the village of Bawdeswell from the Dereham/Swanton Morley direction, proceed along to the junction with the main Fakenham/Norwich Road, turn right and then left at Bawdeswell garden centre onto Reepham Road. Continue along and take the left hand turn into The Street. The property can be found further along on the right hand side.



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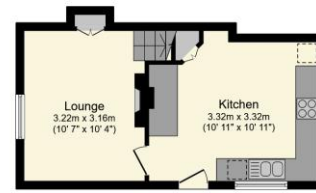
- Charming 2 Bedroom Cottage - No Onward Chain
- Cosy Lounge, Brimming With Character Features
- Welcoming Kitchen/Diner With Stable Door Entrance
- Modern Fitted Bathroom Suite
- Main Heating Via Off Peak Storage Heaters And Double Glazed Windows
- Delightful Garden Filled With Greenery And Shingle Parking Space
- Peaceful, Desirable Village Position

Tenure: Freehold EPC Rating: E

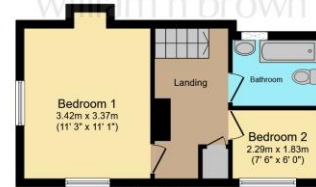
Council Tax Band: B

guide price

**£240,000 - £250,000**



**Ground Floor**



**First Floor**

Total floor area 61.9 m<sup>2</sup> (666 sq.ft.) approx  
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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Property Ref:  
DRM117565 - 0010

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