



Two Fields Way, Bawdeswell, Dereham, NR20 4TQ

welcome to

Two Fields Way, Bawdeswell, Dereham

A well-presented 2 bedroom semi-detached house, occupying a quiet cul-de-sac position within a popular village development. Offering a corner plot position with a generous rear garden, versatile garage/outbuilding, modern kitchen, lounge, conservatory with skylight, family bathroom & more!!



Description

Set in a quiet cul-de-sac corner position within a well-regarded and well-connected village, this attractive 2 bedroom semi-detached house offers modern living, generous outdoor space and versatility - making it an ideal choice for first time buyers.

The property begins with an entrance porch leading into a 16ft dual-aspect lounge, offering comfortable and welcoming living space. The modern kitchen is fitted with a built-in electric oven and hob, and leads through into the conservatory, which benefits from a solid roof with a skylight. Upstairs, the first floor landing leads to two bedrooms, including a principal bedroom with fitted wardrobes, alongside a bathroom.

Outside, the property enjoys a great-sized, private rear garden - an ideal space for outdoor dining, entertaining or simply unwinding. To the front, a shingle driveway provides sufficient off-road parking, while the adaptable garage/outbuilding offers excellent storage. Further benefits include electric heating and double glazed windows.

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Door opening to;

Lounge

16' 1" x 11' 2" (4.90m x 3.40m)

Fitted carpet flooring, electric heater, under stairs storage cupboard, dual aspect double glazed windows to front and side aspects, and door opening to;

Kitchen

11' 2" x 8' 8" (3.40m x 2.64m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over and upstands, inset 1.5 stainless steel sink with mixer tap, built-in electric oven, inset electric hob with extractor hood over, space for free standing fridge freezer, space for washing machine, wood effect flooring, stairs rising to first floor landing, electric heater, double glazed window to rear aspect and door opening to;

Conservatory

9' 11" x 7' 2" (3.02m x 2.18m)

UPVC and brick build with solid roof, tiled flooring, skylight, double glazed windows surrounding and double glazed French doors opening to the rear garden.

First Floor Landing

Fitted carpet flooring, built-in storage cupboard, loft hatch and doors opening to both bedrooms and bathroom.

Bedroom One

9' 3" x 8' 11" (2.82m x 2.72m)

Fitted carpet flooring, built-in wardrobes, electric heater and double glazed window to front aspect.

Bedroom Two

11' 2" x 7' (3.40m x 2.13m)

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

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, part tiled walls, tiled effect flooring, heated towel rail and double glazed obscure glass window to side aspect.

Outside

The property occupies a corner plot position and is approached by a generous shingle driveway which provides ample off-road parking and access to the garage/outbuilding.

Stepping out to the well-proportioned rear, the garden is laid predominately to lawn which allows for outdoor activities and entertaining. The garden is further enhanced by decking seating space, perfect for relaxing, slate area for texture, personal access to the garage/outbuilding and gated access to the front aspect. Timber fencing encloses the garden for privacy and security.

Garage/Outbuilding

20' 6" x 11' 2" (6.25m x 3.40m)

Equipped with electric, inspection pit (currently boarded), windows to side and rear aspects, personal door to side and double doors to front.

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 Bawdeswell from the A1067 Fakenham Road direction, proceed towards the village centre, passing the garden centre on the left hand side. Take the first left hand turn into Hall Road and bear around to the right and then left. Turn right into Two Fields Way, then turn left where the property can be found at the bottom of the road on the right hand side.



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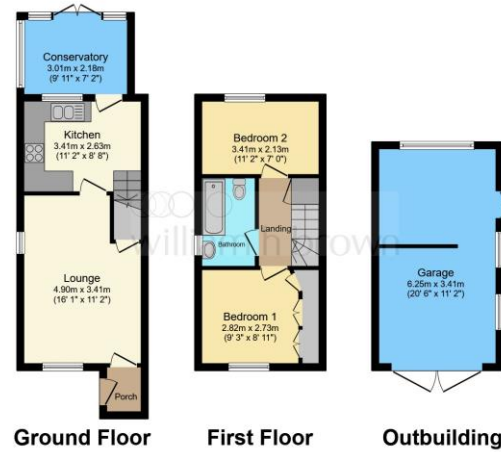
Two Fields Way, Bawdeswell, Dereham

- 2 Bedroom Semi-Detached House
- Modern Fitted Kitchen
- Dual-Aspect 16' Lounge Plus Bright Conservatory
- Electric Heating And Double Glazed Windows
- Private, Generously-Proportioned Rear Garden
- Ample Off-Road Parking And Detached Garage/Outbuilding
- Cul-De-Sac Village Location, Close By To Amenities
- Lovely Corner Plot!

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£200,000



Total floor area 81.9 m² (882 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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