



Waratah The Street, Bawdeswell, Dereham NR20 4RT

welcome to

Waratah The Street, Bawdeswell Dereham

This is a bit special! A generous 4-bedroom detached bungalow, set in a sizeable plot, with double garage/workshop and successful holiday let/ Summer House. You really must visit this one to see all that it has on offer.



Description

Conservation area setting - A generous and well-presented single storey home, set in a large plot and with many extras on offer. In addition to large gardens the property offers extensive off-road parking, a double garage with workshop and a real WOW factor in 'Saving Grace' which is a stylish detached holiday let / Summer House within the grounds- great potential for either producing an income or alternatively for someone looking to work from home but keep their business and domestic lives apart. Bawdeswell is a popular village with a Morrisons Daily shop, school and church. Whilst having a first school in the village, the property is also within the catchment for the highly regarded schooling in nearby Reepham which includes high school and sixth Form college. Approximately 36 min. drive to the city of Norwich (AA source).

Entrance Porch

Open fronted and with double-glazed door opening to;

Hallway

Extensive and L shaped in layout with cupboard and access off to all main rooms.

Lounge

20' 11" x 11' 10" (6.38m x 3.61m)
Enjoying double aspect light from a large double-glazed front window and a side window. Low level display / entertainment space shelving either side of a fireplace with wood burner.

Dining Room

13' 9" x 8' 9" (4.19m x 2.67m)
With double-glazed side window and doors opening to;

Kitchen/ Breakfast Room

20' 7" max x 12' 7" (6.27m max x 3.84m)
Enjoying double aspect light from a side window and another overlooking the gardens to the rear. A stylish and spacious room with fitted range of base and wall units and work surfaces with other features including Range style cooker with hood above, breakfast bar, space for dishwasher, large pan drawers and wall mounted glazed cabinets. Further space for large fridge freezer. The room open to

Small Garden Room Space

12' x 7' 8" (3.66m x 2.34m)
With double aspect from double-glazed rear and side windows and a double-glazed door opening out to the rear garden.

Utility Room

9' x 7' 4" (2.74m x 2.24m)
With door opening outside, fitted wall and base units and work surface. Double-glazed side window, space for washing machine and tumble dryer. Further space for fridge freezer.

Master Bedroom

13' 4" x 10' 8" (4.06m x 3.25m)
Double-glazed front window, fitted wardrobes, arched approach with hanging for robes leading to the ENSUITE recently upgraded in 2022/23 -with wash basin to vanity unit, WC, large shower cubicle, heated towel rail and small circular window.

Bedroom 2

11' 7" x 9' 10" (3.53m x 3.00m)
With double-glazed rear window overlooking gardens

Bedroom 3

11' 7" x 9' 11" (3.53m x 3.02m)
With double-glazed rear window overlooking gardens

Bedroom 4

11' 11" x 10' (3.63m x 3.05m)
With double-glazed front window. Presently serving as a double home office for the current owners.

Family Bathroom

Recently upgraded in 2022/23. With tiling to walls and floor, chrome towel radiator, bath, WC, wash basin with vanity unit and shower cubicle

Outside

Set behind a lawned front garden, Driveway leading to one side with five bar gate accessing the main garden to the rear. There is plenty of off-road car parking and a DOUBLE GARAGE 17'8" x 17'6" with WORKSHOP 16'7" x 6'7". Large patio and decking spaces for sitting and dining 'al fresco'. Raised beds and timber pergola style BBQ area.
The sellers' successful holiday let, charmingly named "Saving Grace" is a brick, timber and tiled building which enjoys its own sheltered outside space complete with hot tub. Inside it offers well-presented accommodation comprising main room at 14'2 x 10'7, with kitchenette, shower room, overhead mezzanine space with ladder access and a small storeroom it features vaulted ceilings, exposed beams.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Waratah The Street, Bawdeswell Dereham

- Spacious 4 Bedroom Detached Bungalow
- Successful Holiday-Let / Summer House in Extensive Grounds
- 2 Reception Rooms
- Feature Modern Kitchen
- Main Bedroom En Suite

Tenure: Freehold EPC Rating: D

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RPM103683 - 0003

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