



**Robinia House Meadow Loke, Bawdeswell Dereham NR20 4TG**



**welcome to**

**Robinia House Meadow Loke, Bawdeswell Dereham**

An individual, detached modern village house with impressive Garden room extension featuring high ceilings, plenty of glass and wood burner. Also L shaped lounge diner, 3 bedrooms, double garage and extensive garden. NO ONWARD CHAIN.



## Description

A well-proportioned and individual 3 bedroom, detached house, tucked away in small village turning. A double garage with parking in front and extensive garden to the rear will appeal to many, but we feel that the real 'wow' factor here has to be an impressive modern, garden room of generous proportions, with high ceilings, plenty of glass and natural light and a wood burner. This you have to see for yourself.

Benefits from oil fired heating and double-glazing. The village lies in catchment for highly regarded schooling in the nearby Market Town of Reepham, offers an active village community centre and has a 'Morrisons' local store just along the road. Offered with NO ONWARD CHAIN.

## Hallway

With generous reception space with vaulted ceiling, coats hanging, double glazed front door. Tiled floor and stairway leading off.

## Lounge Diner

21' 4" x 10' 8" min ( 6.50m x 3.25m min )

Dimension for main sitting area above. The room offers flexible, open-plan living space for sitting and dining in L shaped layout. Enjoys double aspect from bow style double-glazed window to side and double-glazed front window. Natural wood flooring, Dining area of this room measures 12'3" x 9'5". Access off to:

## Stylish Garden Room

18' 2" x 16' 7" ( 5.54m x 5.05m )

An impressive modern room with plenty of double-glazed windows, 4 roof light windows giving further dimension and natural light to the room (set in high ceilings approx. 12'3" ) and with bifold doors opening out to the rear gardens. In addition to lovely views over the extensive rear garden, the wood burner contributes yet more to making this a very enjoyable place to spend your time throughout the year.

## Kitchen Dining Room

21' 3" x 13' 4" max narrowing to 10' 3" min ( 6.48m x 4.06m max narrowing to 3.12m min )

A through-room with double aspect from double-glazed front window and double-glazed doors opening out to the rear garden. Tiled floor, recessed lighting. Fitted range of base and wall units with corian worksurfaces which incorporate sink unit, electric hob with cooker hood, separate electric oven and breakfast bar.

## Utility Room

Fitted base and wall units, work surfaces with stainless sink, space for washing machine, tiled floor, double-glazed window and double-glazed door outside.

## Cloaks W C

Opening off utility room with WC. wash basin, tiled floor, double-glazed window.

## Landing

A generous space with potential for small study area and natural wood doors opening off, double-glazed window to rear.

## Bedroom 1

12' 3" x 8' 11" ( 3.73m x 2.72m )

With double-glazed front window to Dormer style bay, fitted seat and drawers recessed lighting, section of sloped ceiling. door to

## En Suite

With wash basin, WC, extractor fan, shower cubicle, tiling to walls.

## Bedroom 2

11' 3" x 10' 4" ( 3.43m x 3.15m )

Dormer style, bay with double-glazed window to front, fitted drawers fitted wardrobes full width, recessed lighting, sections of sloped ceiling.

## Bedroom 3

13' 5" x 9' 7" ( 4.09m x 2.92m )

With double-glazed rear window, built-in wardrobe, recessed lighting.

## Family Bathroom

With double-glazed window, tubular towel radiator, bath and shower cubicle, wash basin, WC, recessed lighting.

## Outside

The property sits in a small, tucked away development off The Street in Bawdeswell. A shared and shingled driveway leads from the road to access the property. A double garage has brick paved approach and parking in front, 2 electric roller doors, power and light. A side gate leads to the rear. One of the main features here has to be the extensive garden stretching away to the rear, laid mainly to lawn with hedging and a variety of shaped beds, well stocked with flowers and established shrubs. A paved patio adjoins the house. Double gates to side utility space, with low wall and railings. The garden also offers pond with rockery surround. Difficult to describe to give full credit but the photographs alone will set the scene and confirm that this is a bit special and well worth a visit.



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](http://www.focalagent.com)



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## **Robinia House Meadow Loke, Bawdeswell Dereham**

- Tucked Away Village Setting
- 3 Bedrooms ( Main En Suite)
- Impressive Modern Garden Room with Wood Burner
- Double Garage and Parking
- Oil Fired Heating and Double Glazing

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

**£500,000**



Please note the marker reflects the  
postcode not the actual property

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