



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, an L-shaped Lounge/Diner, 3 Bedrooms, double Garage & 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. The property further benefits from oil fired heating and double glazing.

The village of Bawdeswell 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

A generous reception space with vaulted ceiling, coats hanging, double glazed front door, tiled flooring and stairway leading off.

Living / Dining Area

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 an L-shaped layout. Enjoys double aspect from bow style double glazed window to side and double glazed front window & natural wood flooring. The 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 approximately 12'3") and with bi-fold 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

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 flooring & recessed lighting. Fitted range of base and wall units with Corian work surfaces 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.

Cloakroom

Opening off Utility Room with WC & wash basin, tiled floor and double glazed window.

First Floor Landing

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

Bedroom One

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 and door to En-suite.

En Suite

Suite comprising wash basin, WC & shower cubicle, extractor fan and tiling to walls.

Bedroom Two

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 and sections of sloped ceiling.

Bedroom Three

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

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

Family Bathroom

Suite comprising bath and shower cubicle, wash basin & WC. Recessed lighting, double glazed window & tubular towel radiator.

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 also 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.



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welcome to

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
- Village School and 'Morrisons' Local Store
- Reepham High School Catchment
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers in excess of

£475,000



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



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