



Holly Cottages, Dereham Road, Bawdeswell, Dereham, NR20 4AA

welcome to

Holly Cottages, Dereham Road, Bawdeswell, Dereham

This two bedrooms semi-detached country cottage enjoys a large cottage style garden stretching away to the rear. Plenty of character, car port and some extra parking too.



Description

This semi-detached period cottage enjoys a country setting on the edge of the village of Bawdeswell (which offers a range of amenities). It offers many character features and enjoys a separate sitting and dining room. However, the real wow here has to be the extensive cottage garden stretching away to the rear, with a wealth of plants and mature trees as a backdrop. There is a useful area of additional parking approached along an adjoining lane with its own bar gate, in addition to carport on arrival

Reception Porch

6' x 4' 6" (1.83m x 1.37m)

Double glazed front door and side window.

Kitchen

19' 6" x 11' 7" (5.94m x 3.53m)

Kitchen in open plan layout with hallway. Range of built in storage units fronted with natural wood and part glazed. Fitted wall and base units, work surfaces with tiled surround, twin circular sink, cooker, Pamment tile floor, exposed brickwork panel, sloped ceiling to one side, exposed timbers, natural wood latch doors, under stairs cupboard, screen concealing oil fired boiler and two double glazed windows to the front. Turning stairway leads off.

Sitting Room

12' x 9' 2" min (3.66m x 2.79m min)

Ceiling beams, brickwork fireplace with wood burner, alcove offers study space, double aspect room with windows to the side and rear providing views over garden. Door opens to garden. opens to

Dining Room

11' 8" x 7' 2" (3.56m x 2.18m)

Double glazed window looking to rear garden, ceiling beams, alcove with fitted book shelving.

Bathroom

Suite comprising of bath with shower over, WC, wash hand basin and double glazed window.

Small First Floor Landing

Latch style door opening off either side.

Bedroom One

12' max x 10' max (3.66m max x 3.05m max)

Vaulted ceiling with beams, double glazed dormer window overlooking garden, natural wood wardrobe.

Bedroom Two

11' 10" x 7' 4" (3.61m x 2.24m)

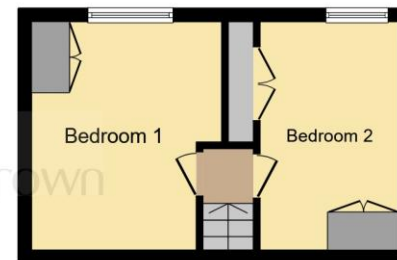
Sloped and beamed ceilings, with dormer style rear window overlooking gardens, natural wood fitted wardrobe and airing cupboard.

Outside

You approach over a shingled driveway (shared access off road for short space) to your Car port. Path leads to yard with small brick outbuilding. The extensive rear garden is the main attraction here. Stretching away to the rear and loosely managed by the present owner in cottage garden style not formal, with a wealth of plants and shrubs, walkways around the garden and places to sit and have a cup of tea. Established trees provide a backdrop. The photographs will give you a taste of what's on offer here, but you really do need to visit. There is also another useful feature with a sizeable area of additional parking, accessed via the adjoining lane over which you have a right of way and your own 5 bar gate.



Ground Floor



First Floor

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



view this property online williamhbrown.co.uk/Property/RPM102483



welcome to

Holly Cottages, Dereham Road, Bawdeswell, Dereham

- Character country cottage
- Two bedrooms
- Sitting & separate dining rooms
- Extensive cottage gardens
- Car port, small outbuilding & additional parking
- Oil fired heating & double glazing

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in excess of

£290,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/RPM102483



Property Ref:
RPM102483 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 873208



Reephams@williamhbrown.co.uk



4 Townsend Court, REEPHAM, NORWICH,
Norfolk, NR10 4LD



williamhbrown.co.uk