



Bell View, Dereham Road, Bawdeswell, Dereham, NR20 4SD

welcome to

Bell View, Dereham Road, Bawdeswell, Dereham

A modern 3 Bedroom Semi-Detached house with a couple of very nice features you won't be expecting including a large rear garden, in the village of Bawdeswell with local amenities.



Description

This modern style 3 Bedroom semi enjoys a non-estate village setting. In addition to a spacious 23ft Living Room it also features a stylish Garden Room with full height triple glazed apex wall looking out to the garden. The rear garden is surprisingly extensive & another feature you might not be expecting when you arrive. It offers plenty of space for children & pets as usual, and even a section which would lend itself to an allotment/kitchen garden.

The village of Bawdeswell has a well-stocked local shop and post office twice a week in the local church, a popular cafe, primary school, and village hall hosting regular events. Surrounded by beautiful Norfolk countryside, it's ideally placed between Reepham & Dereham, offering easy access to wider amenities, supermarkets and transport links.

Entrance Hall

Front door opens into entrance hall with natural wood balustrade stairs to first floor, understairs cupboard, tiled flooring & double glazed side window. Stained wood latch doors open off to remaining accommodation.

Cloakroom

Modern suite comprising surround to WC with inset wash basin with cupboard below, tiling to floor & walls, chrome towel radiator and double glazed window.

Living / Dining Room

23' x 10' 6" (7.01m x 3.20m)

Double aspect 'through room' with feature red brick & beam fireplace (not in use), ceiling beams, front aspect double glazed window & double glazed door to Garden Room.

Garden Room

14' 7" x 16' 1" (4.45m x 4.90m)

A real wow-factor to this home enjoying full height triple glazed apex looking down the garden to the rear, high vaulted ceilings with beams and 2 roof light windows providing another aspect to the room, natural wood finish laminate flooring with underfloor heating and triple glazed bi-fold doors open out to the garden.

Kitchen

10' 3" x 9' (3.12m x 2.74m)

Fitted with a range of wall & base units, work surface over with tiled surround & 1 1/2 bowl sink unit, fitted oven/microwave and separate hob with cooker hood over. Integrated fridge, freezer and washing machine. Rear aspect double glazed window & door to outside.

First Floor Landing

L-shaped with airing cupboard, side aspect double glazed window and stained wood latch style doors to Bedrooms & Bathroom.

Bedroom One

11' 2" x 10' 1" (3.40m x 3.07m)

Front aspect double glazed window.

Bedroom Two

10' 6" x 10' 1" (3.20m x 3.07m)

Rear aspect double glazed window with view over rear garden.

Bedroom Three

9' 5" x 6' 11" (2.87m x 2.11m)

Rear aspect double glazed window with view over rear garden.

Bathroom

Suite comprising surround to WC with inset wash basin, corner bath & corner shower cubicle. Tiling to walls & floor, double glazed window and chrome towel radiator.

Outside

To the front the property is set behind an approach area of garden with a shingle driveway, providing parking. This continues to the side of the property giving further vehicular access if required or storing of trailers etc.

To the rear an impressive parcel of garden stretches away with more traditional lawned garden adjoining the property and beyond this further section would be an ideal kitchen garden/allotment use etc.



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welcome to

Bell View, Dereham Road, Bawdeswell, Dereham

- 3 Bedroom Village Semi
- 23ft Living Room
- Impressive Largely Triple Glazed Garden Room
- Extensive Rear Garden
- Oil Fired Heating & Double Glazing
- Village has First School, Reepham High School Catchment
- Morrisons Local Shop

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

offers in excess of

£300,000



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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