



**Old Harness Maker, The Street, Bawdeswell, Dereham, NR20
4RT**

welcome to

Old Harness Maker, The Street, Bawdeswell, Dereham

A fine, 3 bedroom centuries old period house, boasting features throughout and an extensive garden. Located in a non-estate position within this village setting, which is well placed for access to both the coast and Norwich city.



We are delighted to offer for sale this semi-detached period village home has a real feel of history, with character features including beams and fireplaces. Outside, it has the added surprise of an extensive garden.

This property is a must see!!

Lounge

13' 7" x 13' 6" (4.14m x 4.11m)

Heavily beamed ceiling, large feature fireplace with inset wood burner, radiator, corner alcove, latch door opening to the stairway, window to the front aspect, external entrance door opening to the front aspect, door opening to the inner hallway, double doors opening to:

Dining Room

16' 1" x 10' 11" (4.90m x 3.33m)

Heavily beamed ceiling, radiator, tiled flooring, window to the front aspect, external entrance door opening to the front aspect, door opening to:

Inner Hallway

Radiator, tiled flooring, wall and ceiling beams, part glazed latch doors off.

Kitchen / Diner

14' 3" min x 11' 2" (4.34m min x 3.40m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink unit, radiator, tiled flooring, feature fireplace with inset wood burner, latch door opening to stairway, under-stairs storage space, window to the rear aspect, door opening to:

Utility Room

Plumbing for washing machine, oil fired boiler, stable style external entrance door, door opening to:

Ground Floor Wet Room

Suite comprising low level w.c, hand wash basin and shower unit, radiator, double glazed window to the rear aspect.

First Floor Landing

(sloping ceiling) Exposed timbers, latch doors off.

Bedroom 1

14' 8" x 13' 6" (4.47m x 4.11m)

Exposed timbers, radiator, window to the front aspect.

Bedroom 2

15' 11" x 10' 3" (4.85m x 3.12m)

(sloping ceiling) Exposed timbers, radiator, window to the front aspect.

Bedroom 3

8' 5" x 6' 3" (2.57m x 1.91m)

(sloping ceiling) Radiator, double glazed window to the rear aspect.

Family Bathroom

(sloping ceiling) Suite comprising low level w.c, hand wash basin and bath, radiator, window to the rear aspect.

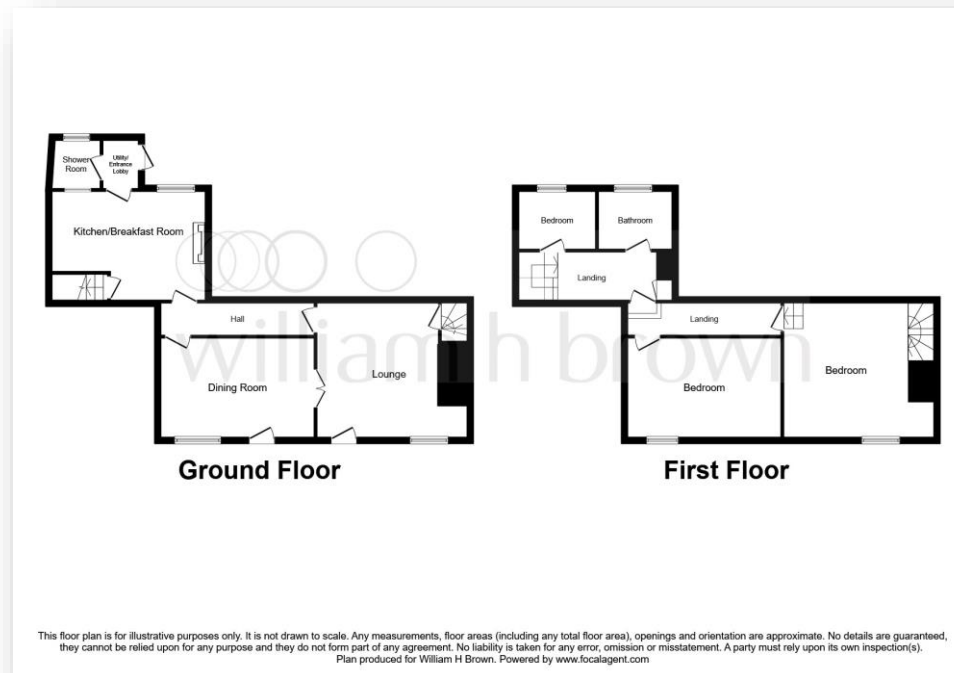
Outside

A shared shingle driveway to the side of the property leads to an off-road parking area.

To the rear of the property there is an extensive lawned garden, which is lightly wooded with a workshop store, summerhouse, stable workshop and an old external W.C.

Location

BAWDESWELL is situated about 3 miles from the bustling town of Reepham, 7 miles from Dereham and 14 miles from the City of Norwich. Bawdeswell is close to the village of Foxley and to Foxley Wood, which is a Site of Special Scientific Interest (SSSI) and the largest remaining area of ancient woodland in Norfolk. As well as the pub, Bawdeswell has a village shop and a reasonably sized garden centre and the village is also within the catchment area for Reepham High School.



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welcome to

Old Harness Maker, The Street, Bawdeswell, Dereham

- 3 Bedroom Centuries Old Period House
- 2 Reception Rooms
- Wealth of Character Features
- Ground Floor Wet Room & First Floor Bathroom
- Extensive Rear Garden & Off-Road Parking
- Oil Fired Radiator Heating
- Non-Estate Village Location
- No Onward Chain

Tenure: Freehold EPC Rating: F

offers in the region of **£325.000**



directions to this property:

Upon entering Bawdeswell from the Reepham direction, proceed along Reepham Road (B1145) and take the first right hand turn onto The Street. Continue along for a short while, pass the church and the property will be found on the right hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
RPM102769 - 0005

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