



THE STORY OF

# 2 Reepham Road

*Bawdeswell, Norfolk*

SOWERBYS





THE STORY OF

# 2 Reepham Road

Bawdeswell, Norfolk  
NR20 4RU

---

Popular Village Location

Private Wrap Around Garden with  
Countryside Views to the Rear

Detached Bungalow

Three Bedrooms

Kitchen/Breakfast Room

Large Sitting Room

Light and Bright Garden Room

Double Garage with Loft Space Which  
Could be Converted (STPP)

Plenty of Off Road Parking

---

**SOWERBYS DEREHAM OFFICE**

01362 693591

dereham@sowerbys.com







Located within its expansive plot in the picturesque village of Bawdeswell, this charming three-bedroom detached bungalow exudes a sense of tranquillity behind its mature hedge.

The spacious sitting room boasts ample natural light and picturesque views of the garden and surrounding countryside. A cosy wood-burning stove makes it a perfect retreat in colder seasons, complemented by a garden room that extends the living space outdoors.

The kitchen/dining area offers panoramic Norfolk vistas, featuring a practical breakfast bar ideal for children to study while meals are prepared.

The current owners have ingeniously redesigned the family bathroom by integrating an adjacent room, resulting in a spacious modern layout.

Outside, the garden wraps around the property, mostly lawn and secluded by lush hedges. A paved entertainment area, accessible from the garden room, creates a perfect setting for summer gatherings with sweeping countryside views. Ample parking and a double garage with potential for conversion (STPP) complete the frontage.





... this charming three-bedroom detached bungalow exudes a sense of tranquillity...







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)



# Bawdeswell

LOCATED IN THE  
MIDDLE OF NORFOLK

Bawdeswell is a quaint and welcoming village located in the scenic heart of Norfolk, surrounded by countryside and lush green fields. Offering a traditional village lifestyle with modern conveniences it boasts a strong sense of community, with local amenities including a village shop, a post office, a garden centre and a popular pub.

The village is home to Bawdeswell Heath, a nature reserve which provides beautiful walking trails and is a haven for wildlife. For families, the local play area and village hall host a variety of activities and events throughout the year, fostering a close-knit community feel.

Living in Bawdeswell puts residents within the catchment area of Reepham High School, a well-regarded secondary school known for its academic standards and supportive environment.

Despite its rural charm, Bawdeswell enjoys good connectivity to nearby towns like Dereham, Fakenham and Norwich, which are all within a reasonable driving distance. The nearby market town of Reepham offers additional services and is just a short journey away.

With its blend of countryside beauty, community spirit, and convenient location, Bawdeswell is an attractive destination for those seeking a tranquil yet well-connected place to live in Norfolk.



## SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

E. Ref:- 1090-7554-0122-9090-5003

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///rattler.pods.bristle

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

To mark our 30th anniversary year, we're making a donation  
to these Norfolk charities every time we sell a home

*Nelson's  
Journey*

 **St Martins**  
more than a home  
for the homeless

 **mind**  
Norfolk and  
Waveney

 **Cancer  
Charity**  
— EST. NORFOLK 1989 —

 **East Anglian  
Air Ambulance**

Sowerbys Estate Agents Limited is a company registered  
in England and Wales, company no: 05668606.  
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

