



THE STORY OF

# Brambles

*Bawdeswell, Norfolk*

SOWERBYS



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# Brambles

Bawdeswell, Norfolk  
NR20 4TL

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Private Road Location

Four Double Bedrooms

Generous 0.25Acre Plot (STMS)

Open-Plan Kitchen/Dining

Triple-Aspect Living Room

Detached Double Garage

Insulated Garden Office

Landscaped Rear Garden

Reepham School Catchment

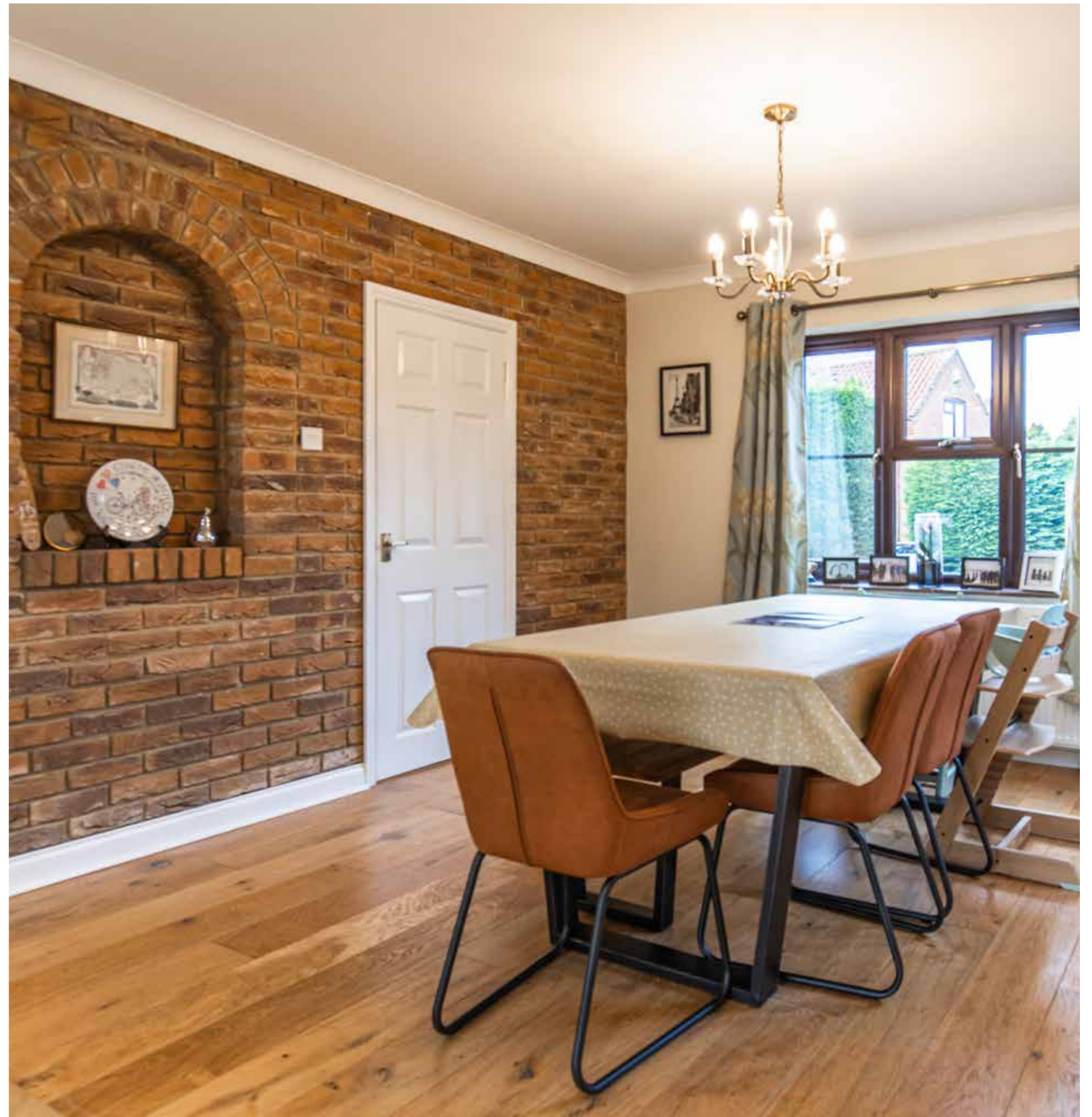
Excellent Transport Links

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Situated at the end of a secluded private road, this impressive four-bedroom detached home offers an exceptional blend of space, style, and practicality. Set on a generous 0.25-acre plot (subject to measured survey), the property has been thoughtfully designed for modern family living, complemented by beautifully landscaped gardens and high-quality finishes throughout.

The heart of the home is the open-plan kitchen and dining room, which features a utility room, exposed brick accents, and sleek engineered oak and luxury vinyl tile (LVT) flooring. A triple-aspect lounge, warmed by a wood-burner, provides a cosy yet light-filled space, with french doors opening seamlessly onto the expansive rear garden. Completing the ground floor are a versatile playroom/snug/fifth bedroom and a cloakroom, adding to the practicality for busy households.

Upstairs, a bright and airy galleried landing leads to four generously sized double bedrooms. The dual-aspect principal bedroom benefits from a private en-suite shower room, while the remaining bedrooms are served by a spacious family bathroom. Two substantial built-in cupboards provide excellent storage solutions.

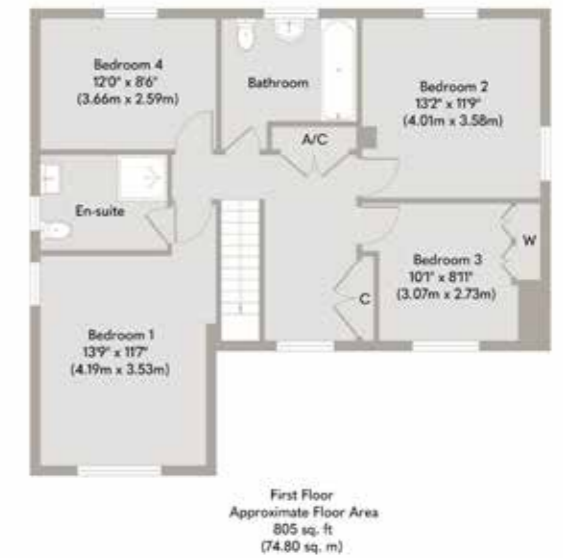
Outside, the shingle driveway offers ample parking and leads to a detached double garage. Gated access opens onto the private rear garden, a tranquil retreat featuring vibrant flower beds, a well-maintained lawn, and a large patio, perfect for entertaining. Adding to the appeal is a newly installed, fully insulated garden office/gym, complete with internet connectivity, ideal for remote working or fitness activities.

Located within the catchment area for the highly regarded Reepham High School, the property is well-connected, with regular bus services linking the village to Norwich and Fakenham. Combining modern living with a peaceful setting, this home is perfectly suited to families seeking both comfort and convenience.



...the property has been thoughtfully designed for modern family living...





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.

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# Bawdeswell

LOCATED IN THE  
MIDDLE OF NORFOLK

Nestled in the Brecklands, Bawdeswell is a picturesque Norfolk village blending rural charm with modern community life.

First recorded in the Domesday Book as Balderwella, the village has a rich history, with All Saints' Church, rebuilt after World War II, standing as a striking Neo-Georgian landmark. Nearby, Bawdeswell Heath offers scenic trails across 37 acres of common land, perfect for walkers and wildlife enthusiasts.

Today, Bawdeswell features a modern village hall and recreation ground, hosting community events and activities. Its central location provides easy access to Reepham High School, a top-rated local secondary school, as well as nearby attractions like Foxley Wood, Norfolk's largest ancient woodland, and the historic Castle Acre Priory.

For dining, local pubs and eateries offer hearty meals, while The Brisley Bell and artisan shops like The Old Dairy in Stanfield are within a short drive. Conveniently situated along the A1067, Bawdeswell is ideal for exploring Norwich or the Norfolk coast, making it a quintessential countryside retreat.



## Note from Sowerbys



“Set on a generous plot this gorgeous detached home offers an exceptional blend of space, style and practicality.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

D. Ref:- 0350-2476-4490-2305-7551

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: ///gala.prank.garlic

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# SOWERBYS

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

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for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
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