PARSONS
& COMPANY

8 Reepham Road, Bawdeswell, Dereham, Norfolk, NR20 4RU

£290,000

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Guide Price of £290,000 to £310,000 This charming 3-bedroom link-detached house is located in the sought-after village of Bawdeswell and offers a range of attractive features. The spacious living room is a focal point of the property, featuring a cozy log burner that adds warmth and character to the room. An L-shaped kitchen and dining area offer a practical and versatile space for cooking and enjoying meals with family and friends. Additionally, there is a convenient ground floor WC.

Moving upstairs, the house comprises three well-proportioned bedrooms, providing ample space for a growing family or accommodating guests, Bedroom one benefits from its own en-suite shower room. The property also includes a family bathroom, catering to the needs of the household.

A front garden, bordered by a quaint picket fence, enhances the curb appeal of the home, creating an inviting first impression.

At the rear, you'll find a beautifully landscaped garden with both a patio area and a lush lawn. This outdoor space offers a perfect spot for relaxation, entertainment, and outdoor activities. A significant advantage of this property is the presence of a car port accessible through a rear gate, providing off-street parking for a vehicle, enhancing convenience and security. In addition to the car port, there is an allocated parking space further to the rear.

Description

Situation
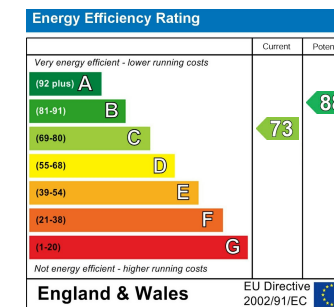
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Council Tax Band: C
Available:

Floor Plans

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Living Room
10'7" x 20'9"
3.24 x 6.33 m

Kitchen
6'6" x 6'6"
1.99 x 1.98 m

Kitchen
7'11" x 20'9"
2.42 x 6.33 m

WC
5'11" x 2'9"
1.83 x 0.85 m

Hallway
6'0" x 10'6"
1.84 x 3.22 m

Ground Floor

Bathroom
8'6" x 5'2"
2.59 x 1.58 m

Bedroom
7'11" x 8'2"
2.41 x 2.49 m

Bathroom
5'7" x 6'4"
1.71 x 1.95 m

Landing
9'2" x 4'7"
2.81 x 1.40 m

Bedroom
10'7" x 10'4"
3.23 x 3.16 m

Bedroom
11'3" x 12'1"
3.45 x 3.70 m

Floor 1

Approximate total area[1]
992.3 ft²
92.19 m²

Reduced headroom
14.3 ft²
1.33 m²

(1) Excluding balconies and terraces

⬚ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Area Map

Bawdeswell

Google   Map data ©2024

Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
Current: 73
Potential: 88

England & Wales
EU Directive
2002/91/EC