



7 Beehive Way

Guide Price: £305,000 - £315,000

Constructed by the renowned builders, Abel Homes in 2021, is this well presented three-bedroom detached house situated in the sought-after village location of Bawdeswell.

This home is ideal for someone looking to take the next step on the property ladder.

As you enter there is an entrance hall with adjacent cloakroom/WC, to the left is a modern fitted kitchen with a range of fitted units and integrated oven, hob, dishwasher and fridge/freezer.

Further on, is a semi-open plan living/dining room of which is divided by a wood-slat divider with patio doors to rear.

Upstairs, are three bedrooms with bedroom one benefitting from an en-suite shower room, bedroom two having a Juliet-balcony. Bedrooms two and three are serviced by a family bathroom suite. Windows to the rear are tinted to provide privacy.

The property overlooks a green and boasts a driveway to garage with up and over door.

To the rear, is a patio leading to laid to lawn grass and flower beds.

Services

Air source heat pump. Mains electricity, drainage and water are connected. Solar panels.



Situation

Bawdeswell is a well-served village located roughly 13 miles North West of Norwich on the A1067 Fakenham Road. There is a village primary school, excellent Morrisons mini-supermarket and regular bus routes between Fakenham and Norwich. Bawdeswell is located within the popular Reepham High school and sixth form centre catchment area.

Directions

To find the property from Reepham head along the B1145 in direction of Bawdeswell. Proceed for approximately 3.5 miles and turn right into Hall Road. Continue onto Hall Road and then turn left into Two Fields Way. Continue onto Greenhouse Road and then right into Beehive Way where the property will be found on the left hand side.

For further information and to arrange your viewing, please contact our friendly and professional staff.

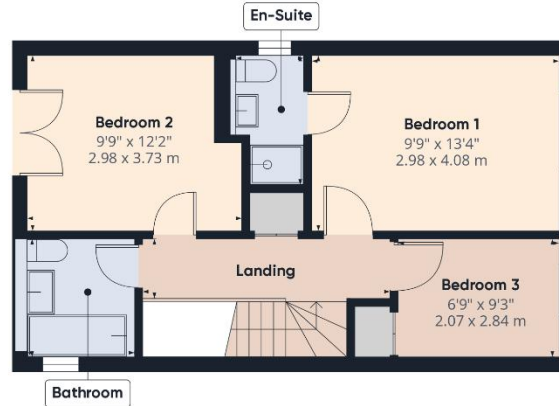
This property is being marketed by our Reepham office and the property reference is AR0196.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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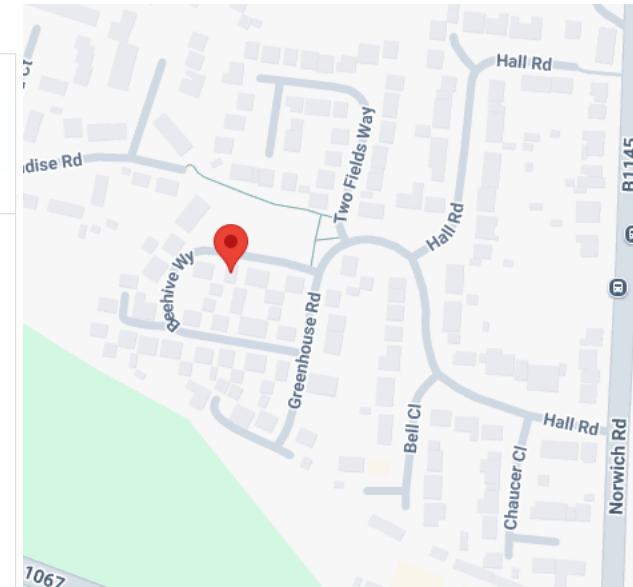
Approximate total area⁽¹⁾
1119.46 ft²
104 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A	94	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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