



# 17 Beehive Way

Guide Price: £220,000 - £240,000

This modern mid-terraced house offers spacious accommodation and is located in a popular village location and is offered with no onward chain.

From the entrance hall, you enter the kitchen which is fitted with a variety of base and wall cupboards, this opens to the living/dining room which has French doors to the garden. Also located on the ground floor is a cloakroom.

Upstairs, the landing provides access to two double bedrooms, with the main having an en-suite shower room and built-in wardrobe. There is also a family bathroom on this floor.

Outside, the property has a driveway providing off road parking for two/three vehicles which leads to a garage. To the rear of the garage there is a pathway which provides access to the rear garden which is fully enclosed and laid to lawn with a patio area.

## Services

Air source central heating. Mains water, drainage, and electricity 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.

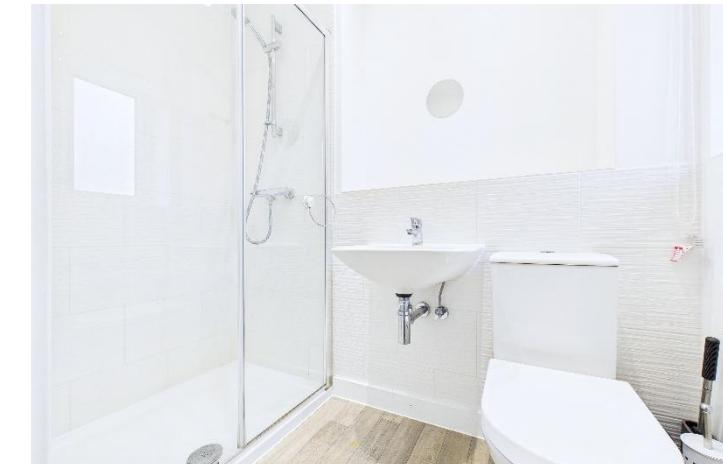
## Directions

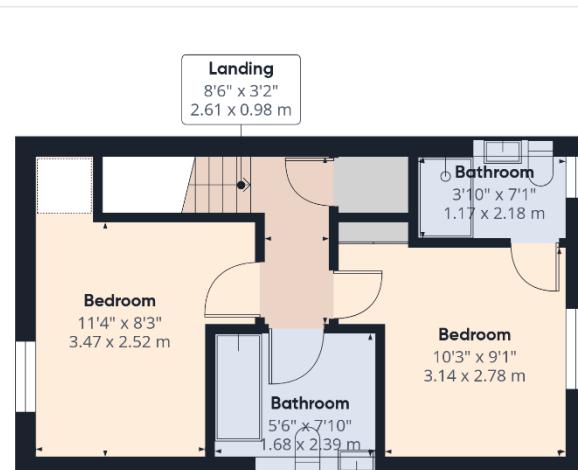
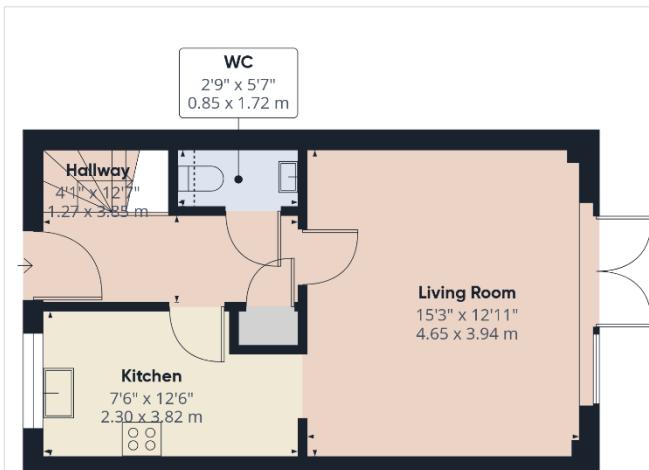
To find the property from Reepham head along the B1145 in direction of Bawdeswell. Proceed for approximately 3.5 miles and turn right onto Hall Road, continue round onto Greenhouse Road. Take the second right hand turning onto Beehive Way, where the property will be found on the right hand side.

**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 AR0235.

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.





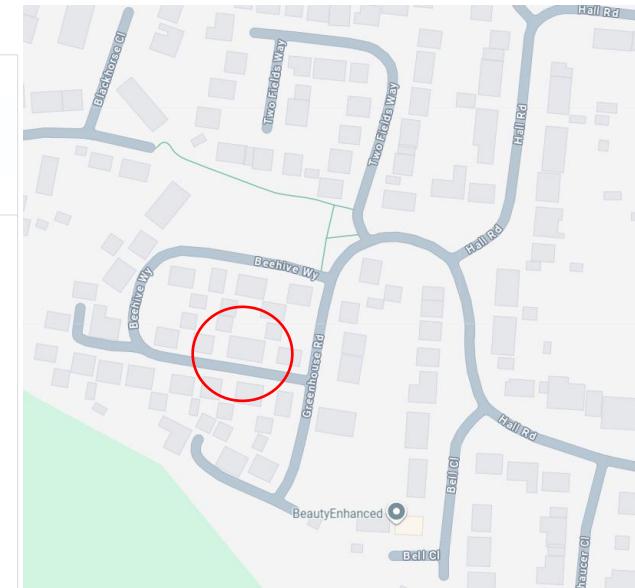
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Approximate total area<sup>(1)</sup>

906 ft<sup>2</sup>  
84.3 m<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

	Current	Potential
Very energy efficient - lower running costs	100	102
(92+)	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		
England & Wales		EU Directive 2002/91/EC

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