





## 5 Hall Road

£270,000

Offered to the market is this deceptively spacious four-bedroom semi-detached bungalow, ideal for families or those seeking versatile living accommodation.

This well-maintained property features a bright living room, separate dining room, and fitted kitchen. The ground floor further boasts a bedroom which enjoys direct access to the rear garden via patio doors, along with a modern ground floor shower room.

Upstairs, the main bedroom benefits from an adjacent storeroom, two further bedrooms, and a convenient first-floor WC.

Externally, the property benefits from a rear garden with patio area, ideal for outdoor dining, along with a driveway providing off-street parking and a single garage.

### Services

Oil central heating. Mains, water, drainage, and electricity are connected.





## 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, 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 AR0234.

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



Floor 1

**PARSONS**  
COMPANY

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

1056 ft<sup>2</sup>  
98 m<sup>2</sup>

**Reduced headroom**

96 ft<sup>2</sup>  
9 m<sup>2</sup>

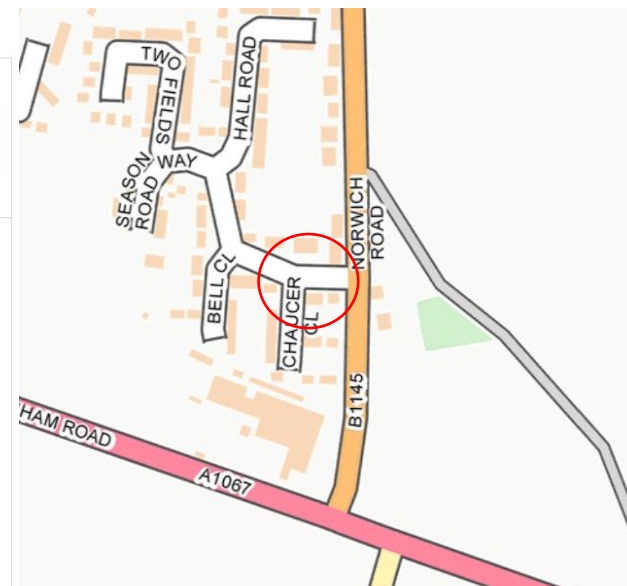
(1) Excluding balconies and terraces

**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



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC



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