



Norwich Road, Bawdeswell Dereham NR20 4RZ

welcome to

Norwich Road, Bawdeswell Dereham

MODERN CONTEMPORARY >> A fantastic 3 bedroom link-detached house, offering spacious living accommodation and set within a non-estate, peaceful village setting. The improved home boasts open-plan living, contemporary kitchen & utility, conservatory, gardens, driveway parking, garage & more!!

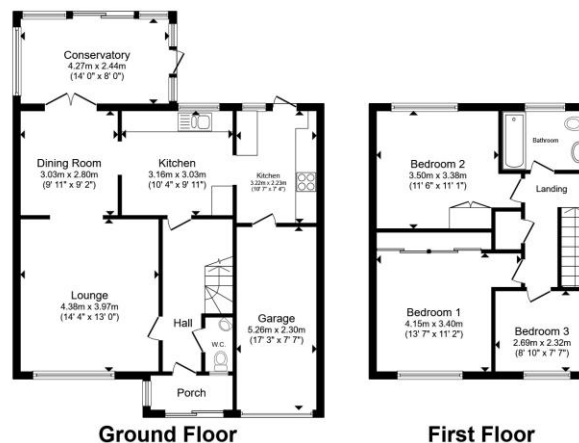


William H Brown are delighted to welcome to the market this substantial 3 bedroom link-detached house, which is presented in excellent condition throughout to offer a contemporary living experience.

The home boasts an open-plan living layout, creating a seamless flow between rooms, ideal for both family living and entertaining.

The home includes a modern kitchen/utility/diner with integrated appliances, new flooring and doors throughout and fresh decor ensuring a move-in ready space with a modern aesthetic.

The property is in the catchment area of the highly regarded Reepham High School and College. Bawdeswell is a highly sought after village, betwixt the towns of Dereham and Reepham and benefits from a well regarded primary school, a Morrisons Daily and a revered Garden Centre and Cafe.



Total floor area 125.6 m² (1,352 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/DRM117903



welcome to

Norwich Road, Bawdeswell Dereham

- Spacious 3 Bedroom Link-Detached House
- Modern and Well-Presented Throughout
- Open-Plan Living Accommodation
- Contemporary Fitted Kitchen and Utility Rooms
- Cloakroom W.C and Family Bathroom

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers in excess of

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM117903



Property Ref:
DRM117903 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk