



Two Fields Way, Bawdeswell, Dereham, NR20 4TQ

welcome to

Two Fields Way, Bawdeswell, Dereham

Over 1000sq ft of Living Space! Presented in excellent decorative order within a well-regarded village. The home boasts an open-plan lounge/dining area, conservatory, modern kitchen, 4-piece bathroom, enclosed garden caking onto orchard, driveway parking & garage!!



The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing, under stairs storage cupboard, radiator, doors opening to lounge, kitchen and further door to;

Cloakroom

Two piece suite comprising low level w.c, hand wash basin, tiled splashbacks, fitted carpet flooring, radiator and double glazed obscure glass window to front aspect.

Lounge

14' 4" x 12' 10" (4.37m x 3.91m)

Fitted carpet flooring, central wood burner with tiled hearth and decorative surround, radiator, double glazed window to front aspect and open-plan access to;

Dining Area

9' 11" x 9' 1" (3.02m x 2.77m)

Fitted carpet flooring, radiator and double glazed French doors opening to;

Conservatory

11' 11" x 10' 5" (3.63m x 3.17m)

Brick and UPVC build with wood effect flooring, double glazed windows surrounding and double glazed patio doors opening to the rear garden.

Kitchen

10' 3" x 10' (3.12m x 3.05m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over and upstands, inset sink with mixer tap, built-in eye-level electric oven, inset induction hob with tiled splashback and extractor hood over, space for dishwasher, space for fridge, space for freezer, space for washing machine, wood effect flooring, inset ceiling spotlights, radiator, double glazed window to rear aspect and double glazed external door opening to the side aspect.

First Floor Landing

Fitted carpet flooring, airing cupboard, loft access (insulated) and doors opening to all bedrooms and family bathroom.

Bedroom One

13' 4" max x 11' 3" max (4.06m max x 3.43m max)

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to front aspect.

Bedroom Two

13' 4" max x 10' 5" max (4.06m max x 3.17m max)

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

Bedroom Three

8' 2" x 7' 5" (2.49m x 2.26m)

Fitted carpet flooring, radiator and double glazed window to front aspect.

Family Bathroom

Four piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, walk-in shower cubicle, deep panelled bath, wood effect flooring, radiator and double glazed obscure glass window to rear aspect.

Outside

The property is approached by a shingle driveway which provides sufficient off-road parking space and access to the single garage. The remainder of the frontage is complemented by mature plants which add colour and privacy.

Stepping out to the privately-enclosed rear, the garden is laid predominately to well-kept lawn, alongside patio seating area, perfect for outdoor entertaining, dining and relaxing within the warmer months of the year. The garden is bordered by an array of plants and shrubs, gate access leads to the frontage, while the rear enjoys the backdrop of an orchard.

Garage

16' 9" x 8' 10" (5.11m x 2.69m)

Power, lighting, boiler, loft space, personal door to rear and electric roller door to front.

Location

Bawdeswell is situated about seven miles from the bustling market town of Dereham, three miles from Reepham and fourteen miles from the City of Norwich. Bawdeswell is close to the village of Foxley and to Foxley Wood, which is a Site of Special Scientific Interest (SSSI) and the largest remaining area of ancient woodland in Norfolk. As well as the pub, Bawdeswell has a village shop, a butcher's and a reasonably sized garden centre and the village is also within the catchment area for Reepham High School. On the south side of the A1067 is 'The Park' and the Bawdeswell Garage. Other local services include hairdressing and reflexology and there are some holiday cottages.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Two Fields Way, Bawdeswell, Dereham

- DECEPTIVELY SPACIOUS! Generous 3 Bedroom Link-Detached House
- 2 Double Bedrooms With Built-In Wardrobes
- Inviting Lounge With Wood Burner
- Formal Dining Area And Conservatory
- Cloakroom W.C And 4-Piece Family Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£295,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117543 - 0008

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