



Two Fields Way, Bawdeswell Dereham NR20 4TQ

welcome to

Two Fields Way, Bawdeswell Dereham

A well-proportioned three bedroom family home, 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!



This well-presented 3-bedroom link-detached house is set within a sought-after development in the charming Norfolk village of Bawdeswell, boasting a idyllic backdrop as it backs directly onto an orchard.

The ground floor offers an entrance hall with a handy cloakroom, a welcoming lounge complete with a cosy wood burner, and open plan access to the dining area which flows beautifully into the conservatory, ideal for year-round enjoyment. The fitted kitchen provides a practical and well-appointed cooking space.

Upstairs, the first floor landing includes a loft hatch to the insulated loft space, leading to three bedrooms - two of which are generous doubles with built-in wardrobes - plus a stylish 4-piece family bathroom.

Outside, the home enjoys sufficient driveway parking leading to the garage, along with an enclosed, good-sized rear garden that is perfect for relaxing or entertaining, with the added charm of an orchard view beyond, enhancing the sense of peace and privacy. The property benefits from oil-fired central heating and double glazed windows.

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.



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welcome to

Two Fields Way, Bawdeswell Dereham

- 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



Total floor area 114.0 m² (1,227 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.floorplans.com

£300,000



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