



12 Norwich Road

Offers In Excess Of £290,000

This spacious link-detached home is ideally situated in a popular village location, offering well-presented accommodation that is perfect for families and those seeking a peaceful yet convenient setting.

Upon entering, you are welcomed by an entrance porch leading into a bright hallway, complete with a convenient ground floor WC. The modern fitted kitchen is both stylish and practical, while the generous living room flows seamlessly into the dining area, creating an ideal space for everyday living and entertaining. To the rear, a sunroom overlooks the garden, providing an additional reception space to enjoy

Upstairs, the property offers three well-proportioned bedrooms, all served by a contemporary and stylish family bathroom.

Outside, the enclosed rear garden has been lovingly maintained and provides a private outdoor retreat, perfect for relaxing, entertaining or family activities. To the front, the property benefits from ample off-road parking, single garage, and views overlooking the fields.

Combining spacious accommodation, modern interiors and an enviable village setting, this attractive home presents an excellent opportunity for a wide range of buyers and early viewing is highly recommended.



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.

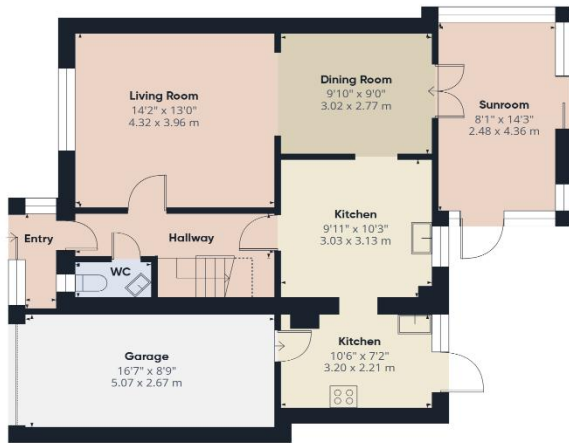
Bawdeswell is located within the popular Reepham High school and sixth form centre catchment area.

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 AR0306.

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. 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.





Ground Floor



Floor 1



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Approximate total area⁽¹⁾

1268 ft²
117.8 m²

Reduced headroom

11 ft²
1 m²

(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+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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