



10 Beehive Way | Bawdeswell | Dereham | NR20 4WH

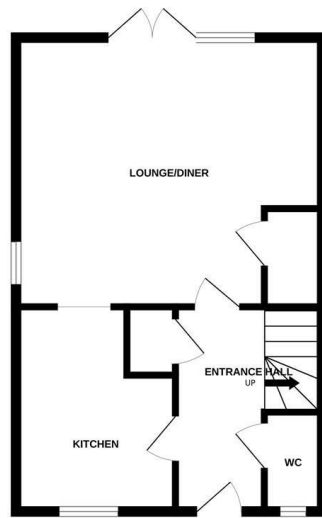
£94,500

****35% SHARED OWNERSHIP**** Situated on a modern development within the highly desirable village of Bawdeswell, this beautifully presented three-bedroom semi-detached home offers stylish, contemporary living ideal for first-time buyers. Immaculately maintained throughout, the property features a welcoming entrance hall leading to a bright and spacious lounge/diner perfect for both relaxing and entertaining, a modern fitted kitchen, and a convenient ground floor WC. Upstairs, three well-proportioned bedrooms are accessed from the landing, with the principal bedroom enjoying its own sleek en-suite shower room alongside a contemporary family bathroom. Outside, a generous driveway provides ample off-road parking, while the enclosed rear garden offers a private and versatile outdoor space. Further benefits include double glazing and energy-efficient air source heat pump, making this stunning home as practical as it is attractive—early viewing is highly recommended to avoid missing out.

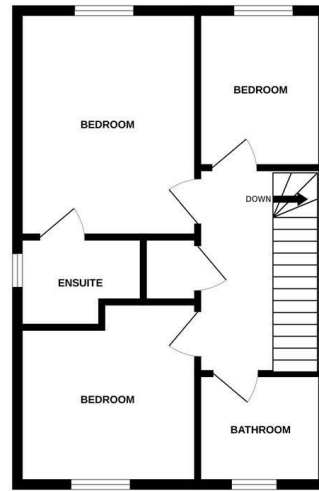
Please note the 35% share reflects a full market price of £270,000 and there is a monthly fee payable of £495.48 per month for rent and £36.52 for buildings insurance.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C5026

Location

The pretty village of Bawdeswell has a vibrant feel with plenty of amenities including the new village hall, primary school, part-time post office, shop, garden centre and café. You are just three and a half miles from the historic market town of Reepham, 15 miles from Norwich and within reasonable distance to the stunning North Norfolk coastline.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner, kitchen, WC and stairs to first floor.

Lounge/Diner 17'2" x 15'0"

Patio doors, two double glazed windows, two radiators.

Kitchen 11'6" x 8'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, double glazed window, radiator.

WC 5'6" x 3'4"

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'8" x 9'8"

Double glazed window, radiator.

En-Suite 7'0" x 4'11"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 10'3" x 9'8"

Double glazed window, radiator.

Bedroom Three 8'9" x 7'1"

Double glazed window, radiator.

Bathroom 7'1" x 6'2"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Large driveway providing off road parking.

Outside Rear

Patio area, lawned garden, timber shed, enclosed by timber fencing.

Local Authority

Breckland Council, Tax Band C.

Tenure

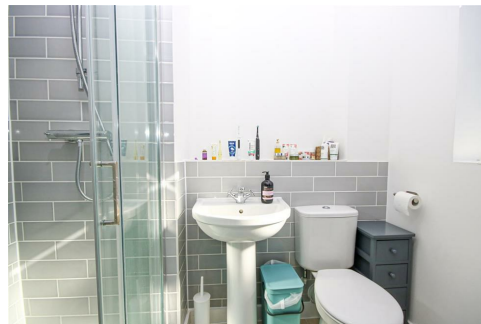
Leasehold - Term 125 years from 29 April 2021. Please note there is a monthly fee payable of £495.48 per month for rent and £36.52 per month for buildings insurance. For further information, please contact the office.


Utilities

Fibre to the property.
Mains water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Breckland Council, Tax Band C

Tenure

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.