



Beehive Way, Bawdeswell Dereham NR20 4WH

welcome to

Beehive Way, Bawdeswell Dereham

It is rare to find an A rated EPC property locally, but this modern detached house benefits from that and still has some NHBC cover. Accommodation including 3 bedrooms, 2 receptions rooms and is located in a popular village with amenities, gardens and garage.



Canopy Entrance Porch

With entrance door to Hallway.

Hallway

Front door opens into hall with stairway leading off and natural wood doors opening to ground floor rooms.

Cloakroom

Suite comprising WC & wash basin, recess to wall with mirror & double glazed window.

Kitchen

Fitted range of base and wall units with work surfaces with tile surrounds and 1 1/2 bowl sink, range of appliances include electric hob with hood over, separate oven, dishwasher & fridge/freezer and space for washing machine. Recessed ceiling lights, concealed lighting, open outlook to the front and access on to Dining Room.

Dining Room

Side window, natural wood door to deep storage cupboard, stylish vertical beam screen to Lounge which opens off.

Lounge

Enjoying plenty of natural light and access out to the patio through double doors, a side window adds another aspect to the room.

First Floor Landing

Balustrade to stairwell and natural wood doors opening off, including cupboard with hot water cylinder.

Main Bedroom

Rear window overlooking garden and door to En-suite.

En-Suite

Part-tiled suite comprising WC, wash basin and shower cubicle. Recess with mirror, extractor, chrome towel rail, recessed lighting and window.

Bedroom Two

Double doors providing plenty of natural light and outlook to the 'Green' at the front with feature glass Juliet style 'balcony'.

Bedroom Three

Rear window overlooking garden and built-in wardrobe with natural wood double doors.

Bathroom

Part-tiled and with window, wide toiletry ledge, chrome towel rail and extractor. Suite comprising WC, wash basin and bath with mixer/shower tap.

Outside

Set behind a shingled bed to the front, with shrubs and brick paved approach path. A driveway offers parking in front of your Garage.

Side gate opens to the enclosed rear garden, which has a generous patio adjoining the house, with lawn beyond, shrub borders and personal door to Garage.



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welcome to

Beehive Way, Bawdeswell Dereham

- Excellent Presentation Throughout
- 3 Bedroom Modern Detached Village House
- Remainder of NHBC Cover
- A rated EPC
- Driveway Parking and Garage

Tenure: Freehold EPC Rating: A
Council Tax Band: D

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

offers in excess of

£295,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RPM103981 - 0006

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