



THE STORY OF
5a Reeves Close
Bawdeswell, Norfolk

SOWERBYS



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5a Reeves Close

Bawdeswell, Norfolk
NR20 4UW

Brand New Detached Home

Popular Village of Bawdeswell

Close to Local Amenities and Primary School

Four Bedrooms

Four Bathrooms

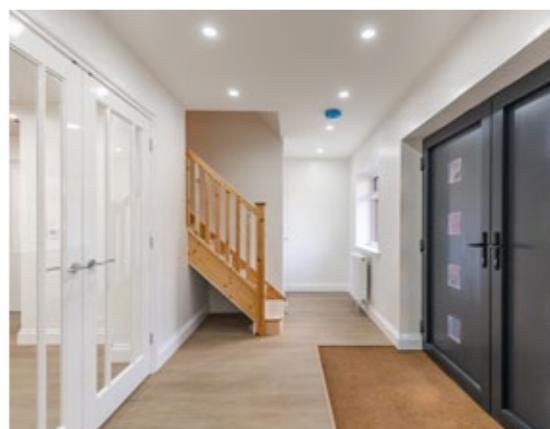
Three Receptions Rooms

Open Plan Kitchen-Dining-Living Space

Outdoor Workshop/Outbuilding

Offered Chain Free

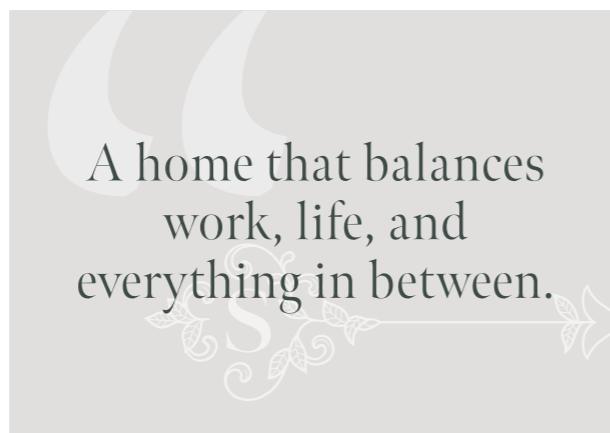
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Reeves Close is a brand new detached home situated in the popular Norfolk village of Bawdeswell, offering generous and flexible accommodation designed to suit modern family life. The property is offered chain-free and presents an excellent opportunity for buyers seeking a new build home in a well-connected village setting.

The layout has been thoughtfully planned to provide a strong balance between open-plan living and separate reception spaces. A substantial open-plan kitchen/dining/living area forms the heart of the home, ideal for everyday living, entertaining, and family use. In addition to this central living space, there are two further reception rooms, allowing for a variety of uses such as a formal sitting room, home office, playroom, or snug, depending on individual requirements.

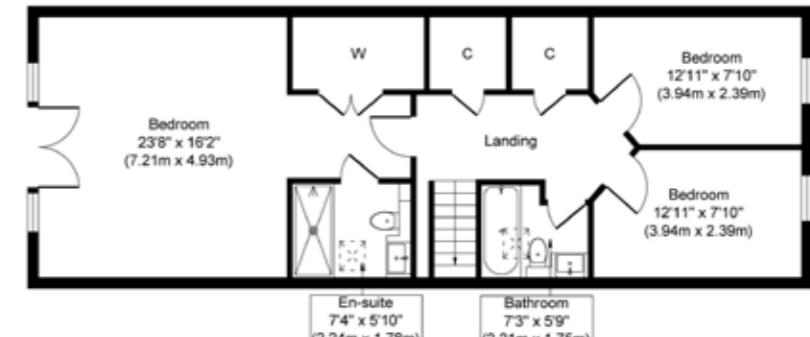
The accommodation comprises four well-proportioned bedrooms, supported by four bathrooms, including two ground floor wet rooms which add practicality and flexibility for guests or multi-generational living. The overall floor area is generous, with both ground and first floor spaces designed to feel practical rather than excessive, making the home suitable for a range of buyers, from growing families to those looking for space to work from home.



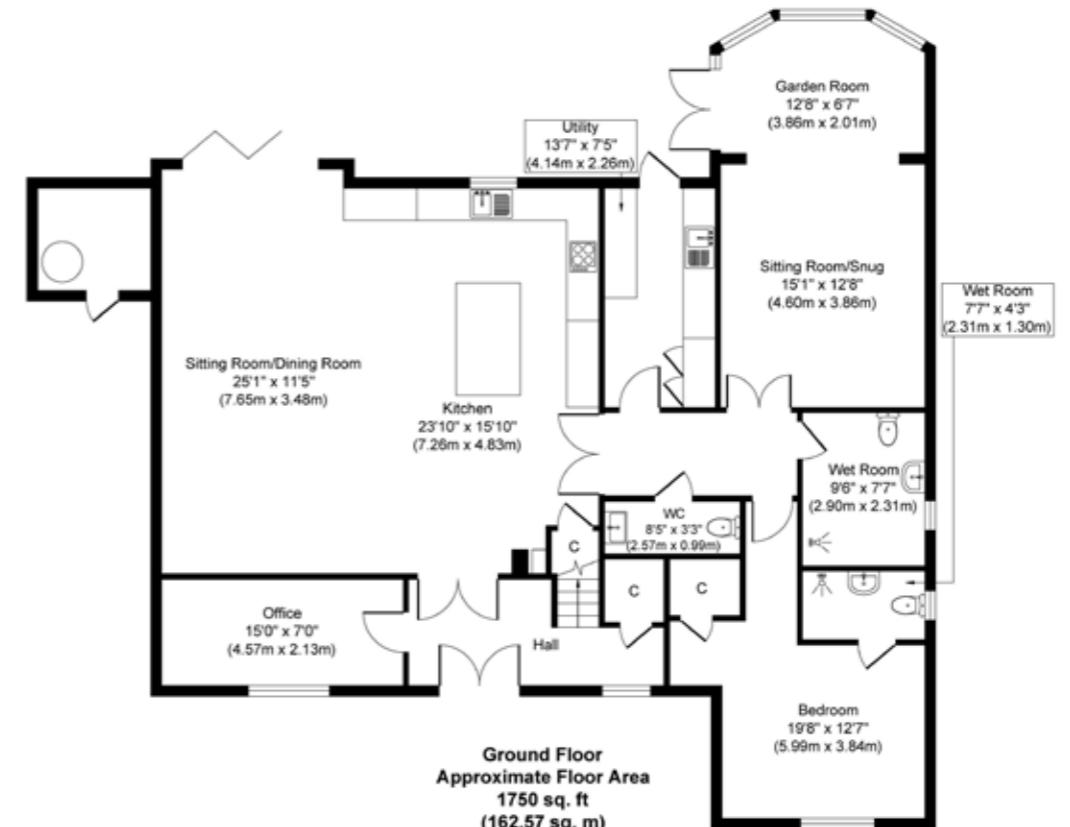
Outside, the property benefits from an outdoor workshop or outbuilding, offering useful storage or workspace potential for hobbies, equipment, or home business use. As a brand new home, the property provides the reassurance of modern construction and efficiencies, while still sitting comfortably within an established residential setting.

Bawdeswell is a well-regarded village with a strong community feel, a primary school, and local amenities all within easy reach. The village is well positioned for access to Dereham, Fakenham, and Norwich, making it suitable for those who require a balance of rural living with everyday convenience.

Overall, 5a Reeves Close offers a modern, spacious, and adaptable home in a popular village location, available with no onward chain and ready for immediate occupation.



First Floor
Approximate Floor Area
765 sq. ft
(71.09 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Bawdeswell

LOCATED IN THE
MIDDLE OF NORFOLK

Bawdeswell is a thriving mid-Norfolk village, 14 miles north-west of Norwich, 7 miles north-east of Dereham and 3 miles west of Reepham, offering a welcoming community with easy access to market towns, city amenities and the surrounding countryside.

The village provides a primary school, general store with post office, garage services and a garden centre with café, while the nearby Foxley Wood offers scenic walking trails and seasonal bluebell displays. Community life centres on the village hall, recreation ground, playground and sports pitch, with activities for all ages.

For broader shopping, dining and cultural options, Reepham, Dereham and Norwich are within easy reach, with weekly markets, independent boutiques, cafés and theatres. Families benefit from local schooling and easy commuting connections.

Bawdeswell blends village community spirit, practical amenities and countryside access, creating a rewarding lifestyle for families, professionals and anyone who enjoys rural living with convenient links to town and city.



Note from Sowerbys



“Comfort,
convenience,
and a touch of
countryside calm.”



SERVICES CONNECTED

Mains water, electricity and drainage. LPG heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

B. Ref:-7535-1731-8500-0144-4226

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///hounded.steamed.boast

AGENTS NOTE

Please note that all first-floor bedrooms, along with the ground floor sitting room/snug, have been virtually staged with carpet and furniture.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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