



1 Beehive Way, Bawdeswell

Guide Price £450,000 - £475,000

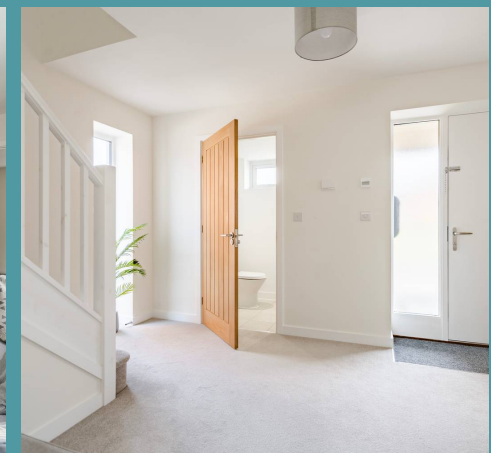
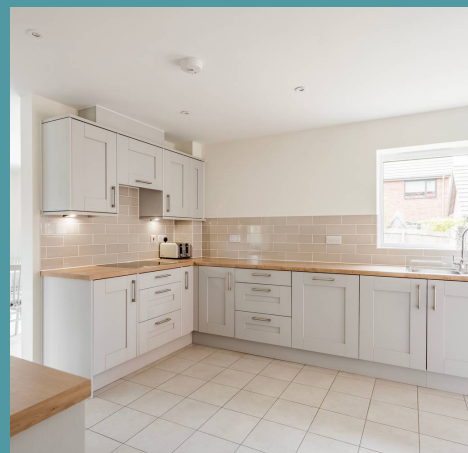
1 Beehive Way

Bawdeswell, Dereham

Beautiful eco-family home with immaculate specification throughout, offering a spacious and versatile layout. Upon entering, a triple-aspect sitting room warmed by underfloor heating welcomes you, while a well-equipped kitchen and ground-floor WC add convenience. Four excellent-sized bedrooms, including a master with an en-suite, cater to every family member's needs and a sleek bathroom completes the accommodation. Outside, a landscaped south-facing garden with patio, decked areas, and ample off-road parking with electric charging point and double garage provide the perfect outdoor space.

THE LOCATION

Nestled in the heart of Bawdeswell, enjoy a prime location with a wealth of amenities right at your doorstep. The Bawdeswell village hall, a hub of community activities and events, is just a stone's throw away. For garden enthusiasts, the Bawdeswell Garden Centre is a delightful place to explore. And if you need to run errands or do your daily shopping, Morrisons Daily is conveniently nearby. Bawdeswell offers access to the surrounding villages, such as Dereham and Lenwade, while also providing a straightforward route to the bustling city of Norwich. Excellent bus routes make commuting a breeze and the property's location falls within sought-after school catchment areas, ensuring convenience for families with children.





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BEEHIVE WAY

Beyond the inviting entrance, which conveniently hosts a WC area on the ground floor, lies a triple-aspect sitting room warmed by the gentle embrace of underfloor heating throughout the ground floor. This generously proportioned room provides ample space for various furnishings while also offering easy access to the rear garden via French doors – allowing for a seamless indoor-outdoor living experience.

Neutral tones flow harmoniously throughout the property, offering a canvas ready to be customised to individual preferences. The kitchen showcases a beautiful design with integrated appliances, wooden-style countertops and a stylish gloss-tiled backsplash.



Accommodation comprises four excellent-sized bedrooms including three doubles, each providing comfort. The master bedroom boasts an en-suite shower room, ensuring a touch of luxury, while the versatile fourth bedroom allows for diverse usage according to your needs. A sleek three-piece bathroom suite caters to the remaining requirements of the household with finesse.



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The property also offers a landscaped south-facing garden featuring an array of lawn, patio, and decked areas – perfect for entertaining or enjoying a quiet moment outdoors. Practicality meets convenience with sufficient off-road parking spaces for 6+ cars and a double garage, providing ample storage space for your belongings. Furthermore, a notable addition is the electric charging point, catering to the needs of eco-conscious individuals or families.

AGENTS NOTE

We understand this property will be sold freehold, connected to mains water, electricity and drainage.

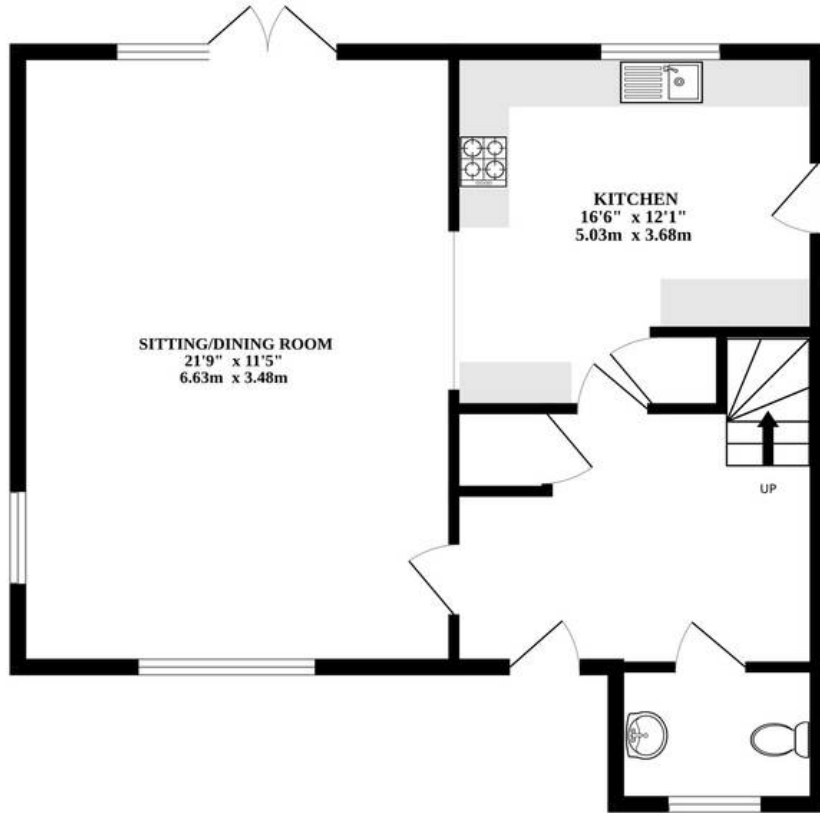
Air Source Heat Pump

Solar Panels and Triple Glazing

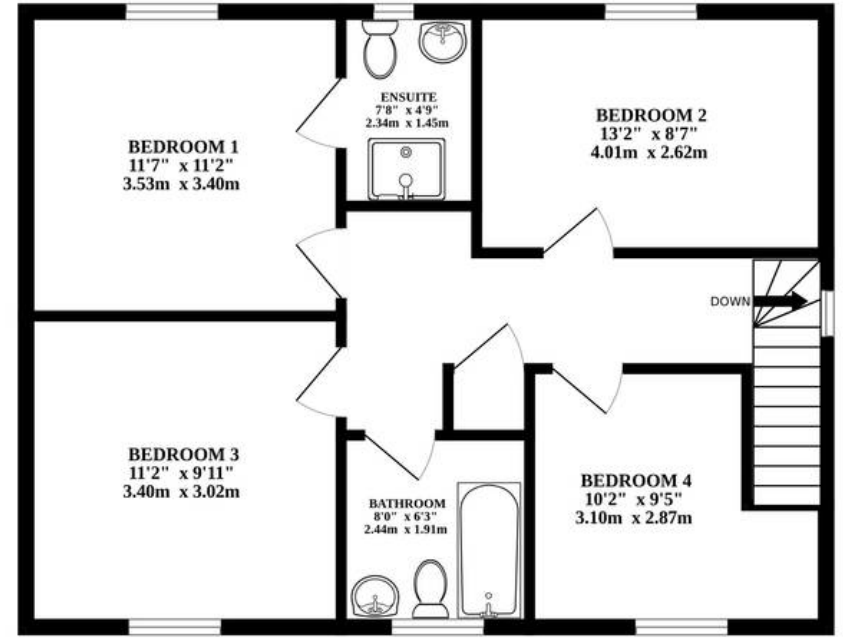
Council Tax Band - E



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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