



33 Reepham Road, Bawdeswell

In Excess of £375,000

# 33 Reepham Road

Bawdeswell, Dereham

Discover the village charm in the heart of Bawdeswell with this cottage. The journey begins in the well-appointed kitchen, featuring bright cupboards, wooden countertops. Step into the open-plan living and dining area, where plush carpeting, rustic wooden beams and a warming wood burner create an inviting atmosphere. A discreetly tucked-away bedroom and a convenient WC offer unique flexibility. Transition through to the conservatory, complete with terracotta flooring and garden views, courtesy of French doors that lead to the garden. Journeying to the upper floor reveals three more bedrooms, each with its distinct charm and potential. The master bedroom beckons with its generous size and convenient adjoining room. The remaining bedroom on this floor adapts to your needs and the well-appointed bathroom. The cottage's rear garden with well-tended lawns surrounded by mature trees and bushes.

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





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Bawdeswell, Dereham

### THE SUMMARY

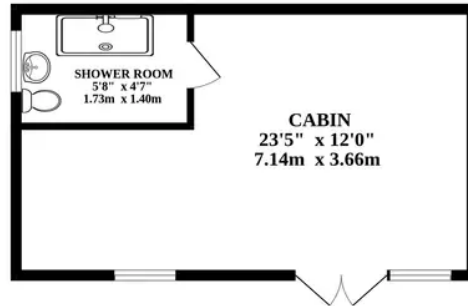
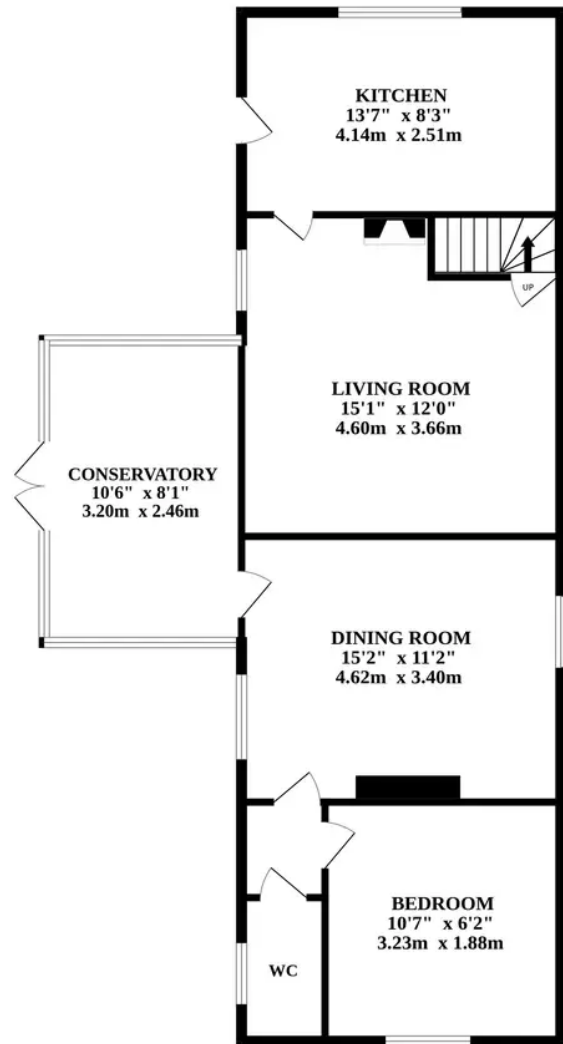
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### LOCATION

Nestled in the heart of Bawdeswell, Reepham Road enjoys 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



GROUND FLOOR



1ST FLOOR

