



Stable Cottage, Bell Inn Yard, BAWDESWELL. NR20 4RR.

Offers sought in the region of
£150,000
Freehold

Most attractive, South-facing, single storey Stable Conversion with electric under-floor heating throughout, and sealed unit double glazing.

To the front of the property is a car parking space and sitting out area.

The property is set back from the road, in a small courtyard within a Conservation Area, close to all village amenities.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: From Fakenham take the A.1067 Norwich Road, and proceed for 10½ miles. Turn left just after the "Floranova" premises as signed Bawdeswell village, and follow the road for a further mile (past the primary school). The property is on the left, set back from the road, opposite the turning to Dereham Road, as marked by a for sale board.

Location: Bawdeswell is a large, well served village with a good Primary School, Church, shop, Garden Centre, The Horkey Kitchen café and an excellent bus service to Norwich. Further amenities are available in Reepham (4 miles – the village is in the Reepham High School catchment area), and the Market Towns of Dereham (7½ miles), and Fakenham & Aylsham (both 11 miles). The City of Norwich with its direct rail link to London (Liverpool Street) and its International Airport is 15 miles to the South-East.

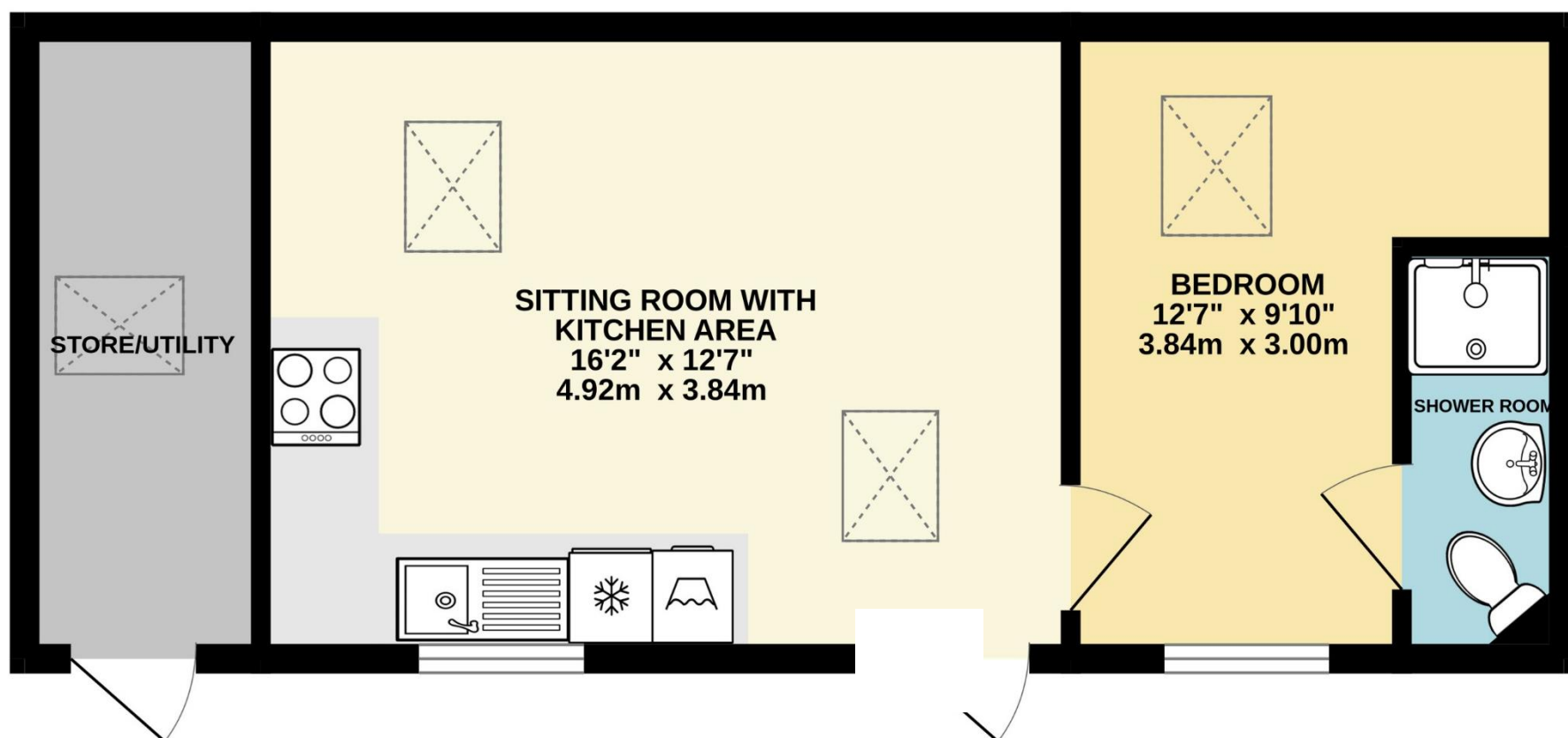


To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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Stable type door to;

Sitting room with Kitchen Area: 16'2" x 12'7", (4.9m x 3.8m).

Stainless steel sink unit with mixer tap, set in fitted work surface with cupboards, refrigerator, and washing machine under. Built-in 4 ring electric hob unit with oven under, and extractor hood over. Matching range of wall mounted cupboard units, Ornament niches. Vaulted open ceiling with Exposed beam. 2 Velux roof lights. Laminate floor. Spot lights, 2 wall lights and further concealed lighting. 2 Telephone points. TV point.

Bedroom: 12'7" x 9'10", (3.8m x 3.0m) into recess.

Velux roof light. Exposed ceiling beam. Ceiling recessed spotlights. High level storage cupboard with water tank. Ornament niche. Laminate floor. Telephone point.

Shower room:

Fully tiled shower cubicle with folding glass screen door. Pedestal hand basin with tiled surround. Low level WC. Shaver point. Sunlight tube. Spotlights. Extractor fan. Tiled floor. Ornament recess.

Outside:

To the front of the property is a **car parking space** and South-facing Sitting out Area with flower border.

Adjoining **Store/Utility, 12'7" x 4'8", (3.8m x 1.4m)** with concrete floor, electrical connection and Velux roof light.

Services:

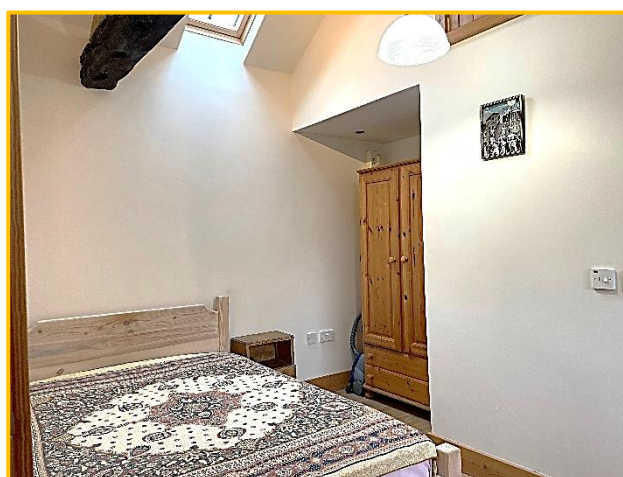
Mains water, electricity and drainage are connected to the property.

District Authority:

Breckland District Council, Dereham. Tel: (01362) 695333.

Tax Band: "A".

EPC: TBA



All furniture & white goods not mentioned in these particulars are available to purchase by separate negotiation.

