



12 Norwich Road, Bawdeswell

Guide Price £300,000



# 12 Norwich Road

Bawdeswell, Dereham

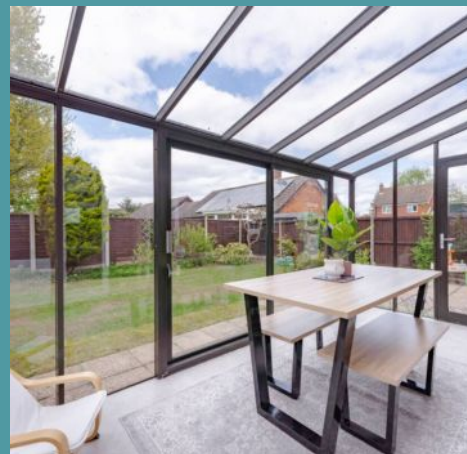
Guide Price £300,000 - £350,000 Embrace contemporary village living in this beautifully presented three-bedroom link-detached home, positioned in a prime location along Norwich Road in the heart of Bawdeswell. Blending modern interiors with spacious, open-plan living, this home offers the perfect balance of comfort, functionality and style. From its sleek kitchen and practical utility to the light-filled conservatory and private rear garden, every corner has been designed with everyday living in mind. Excellent local amenities including a popular garden centre, village hall and Morrisons Daily are all just moments away, while strong transport links and school catchment add to the appeal. A superb choice for families and professionals seeking a home with space and convenience.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F







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### The Location

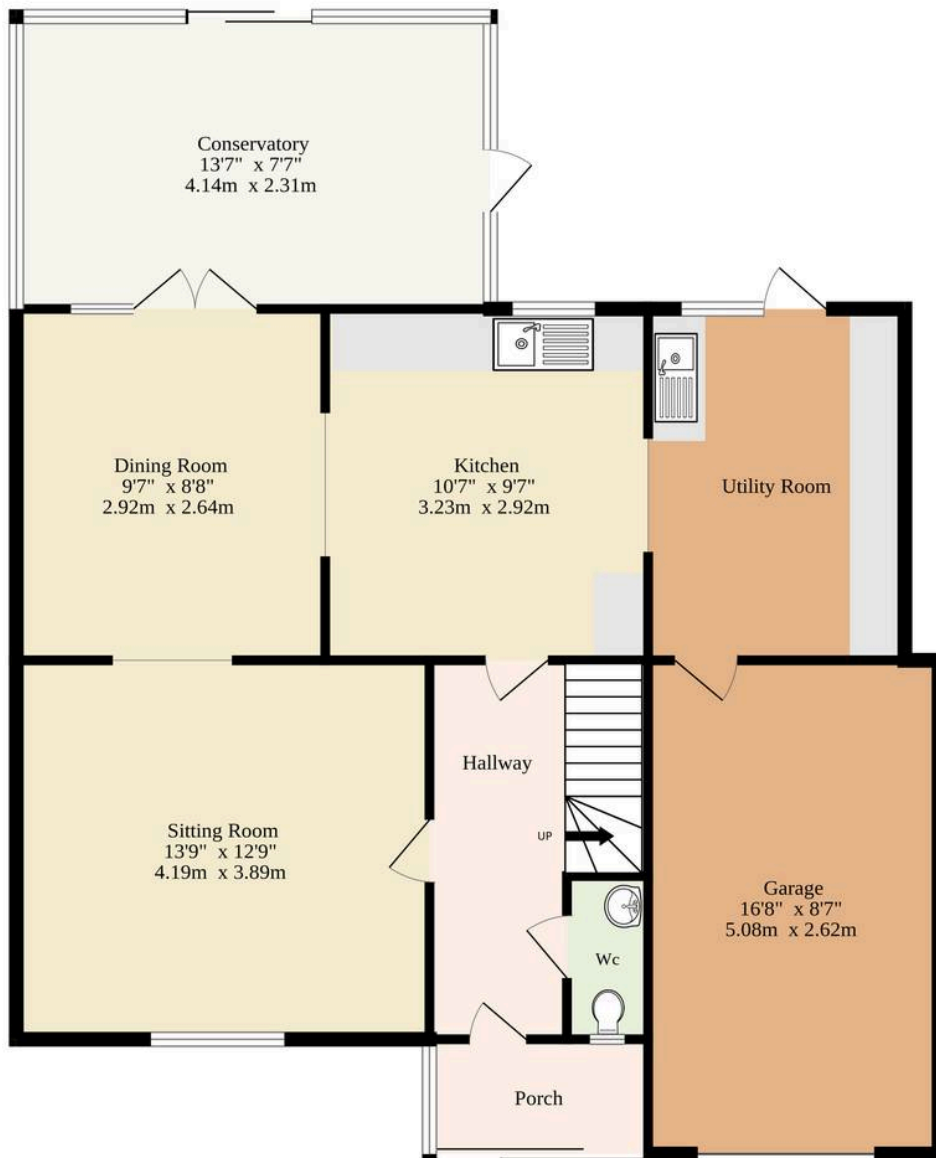
Positioned in the heart of Bawdeswell, enjoy a prime location with a wealth of amenities right at your doorstep. The Bawdeswell village hall, a hub of community activities and events, is just a stone's throw away. For garden enthusiasts, the Bawdeswell Garden Centre is a delightful place to explore. And if you need to run errands or do your daily shopping, Morrisons Daily is conveniently nearby.

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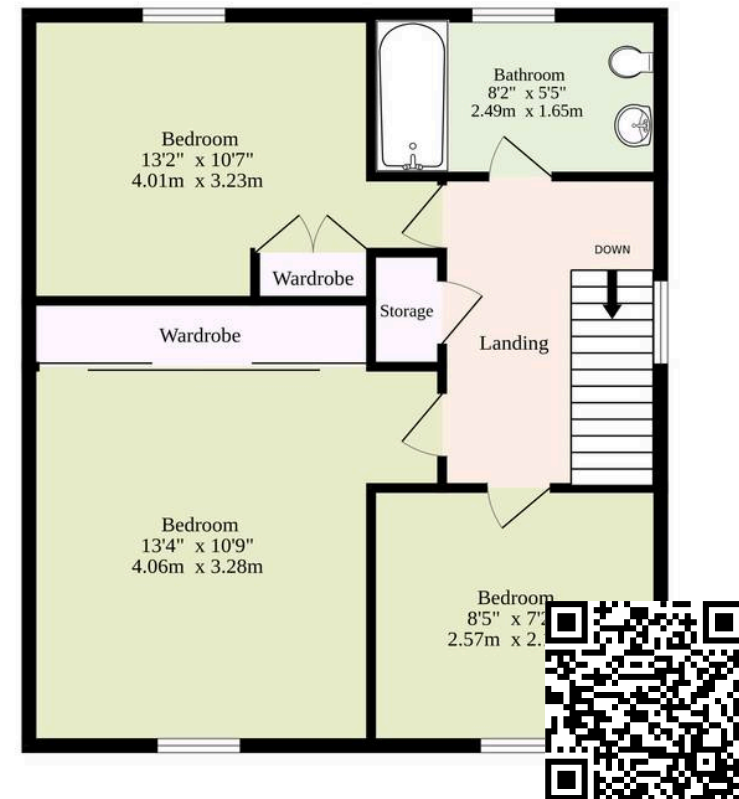




**Ground Floor**  
779 sq.ft. (72.4 sq.m.) approx.



**1st Floor**  
459 sq.ft. (42.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1238 sq.ft. (115.0 sq.m.) approx.**

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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