



9 Folland Court, Bawdeswell

Dereham



Guide Price £300,000
Minors & Brady

9 Folland Court

Bawdeswell, Dereham

Set within the well-served village of Bawdeswell and surrounded by peaceful countryside, this spacious and well-presented three-bedroom semi-detached home offers an ideal setting for family life. The layout includes a generous lounge with French doors to the garden and a character woodburner, a large utility room with excellent storage, and an open-plan kitchen and dining area with stylish touches throughout. Upstairs are three well-sized bedrooms and a contemporary family shower room, while downstairs benefits from an additional WC. The beautifully maintained rear garden is a standout feature, offering mature planting, two patio seating areas, a greenhouse, and an outbuilding. A smart brickweave driveway to the front provides ample off-road parking, and the home also benefits from solar panels, generating extra income.

Location

Folland Court is set within the well-served village of Bawdeswell, surrounded by peaceful countryside yet conveniently located between Norwich and Fakenham. The village offers a range of everyday amenities, including a primary school, community-run shop, and café. A popular garden centre with a restaurant is just a short stroll away, while the nearby Reepham offers additional shopping and dining options. There are plenty of local walking routes and green spaces, making it ideal for those who enjoy the outdoors. Regular bus links provide easy access to surrounding towns, and the A1067 offers a direct route into Norwich or out towards the coast. Bawdeswell also has a village hall and playing field, offering a strong sense of community and regular local events.



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Step in through the entrance hallway, where you'll find a conveniently located downstairs WC, a practical touch for visiting guests or busy family life.

Continue through to the spacious dining room, an inviting space with wood flooring, stylish pendant lighting, and windows to both the front and rear that flood the room with natural light. Open-plan to the kitchen, this area works beautifully for everyday living and hosting alike.

The kitchen itself is fitted to a high standard with solid wood units, generous worktop space, and a stylish tiled splashback. A range cooker with extractor hood is neatly positioned within the layout, framed by inset ceiling lighting and a character wooden shelf. The practical tiled flooring continues into the adjacent utility room, which is notably large and fitted with matching cabinetry, plumbing for laundry appliances, and a generous storage cupboard. There is also access to both the front and rear garden, making day-to-day tasks even easier.

The lounge is particularly generous in size, offering ample possibilities for how the space is used. One end features a character woodburner, while the rest of the room easily accommodates larger furniture. Natural light pours in, and French doors open out onto the rear patio.



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Upstairs, three well-sized bedrooms await. Two are comfortable doubles, while the third, though slightly smaller, remains versatile and includes a built-in storage cupboard. All bedrooms benefit from soft carpet underfoot and enjoy plenty of daylight. The family shower room has been finished in a smart contemporary style, with quality fittings, a walk-in glass shower enclosure, and inset lighting completing the space.

The home also benefits from solar panels, generating additional income, along with double glazing throughout.

Outside, the rear garden is a standout feature, mature, private, and exceptionally well-maintained, with a mix of trees, shrubs, and established planting providing colour and character year-round. There are two patio seating areas to enjoy, along with a greenhouse and a well-kept outbuilding.

To the front, a smart brickweave driveway offers ample off-road parking, completing this generously sized home set within a peaceful and well-served village.

Agents notes

We understand that the property will be sold freehold, connected to main services water, electricity and drainage.

Heating system- Oil Central Heating

Council Tax Band- B

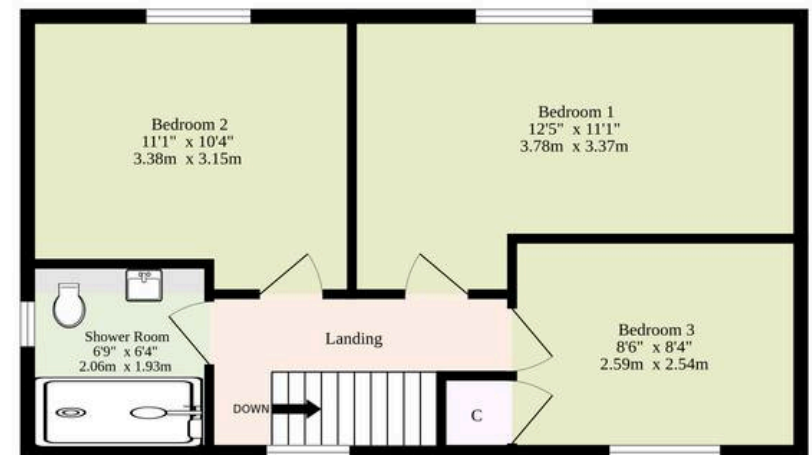
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Ground Floor
895 sq.ft. (83.1 sq.m.) approx.



1st Floor
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.8 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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Your home, our market



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