



7 Beehive Way, Bawdeswell

Dereham



Minors & Brady

Hidden amidst the tranquility of a modern village development, this striking three-bedroom detached home seamlessly blends contemporary design with countryside charm. Constructed just four years ago by Abel Homes, it showcases thoughtful design focused on comfort, efficiency, and style. The ground floor features a welcoming entrance hall, cloakroom/WC, and a sleek kitchen with integrated appliances. An open-plan living and dining area, elegantly divided by a wood-slat partition, opens onto a private rear garden through tinted patio doors. Underfloor heating adds a luxurious touch throughout the ground floor. Upstairs, the principal bedroom boasts an en-suite, while the second bedroom enjoys a Juliette balcony overlooking the green. Outside, a driveway leads to a garage, and the rear garden provides a peaceful retreat with patio and lawn. With an air source heat pump, solar panels, and an A-rated EPC, this eco-friendly home offers energy efficiency and potential access to green mortgage benefits.

- Three-bedroom detached home in a quiet village development – Offers privacy and a peaceful setting, situated within a modern community in Bawdeswell
- Built four years ago by Abel Homes – A relatively new build, ensuring contemporary construction standards, modern finishes, and minimal maintenance
- Sleek, fully fitted kitchen with integrated appliances – Includes an oven, hob, dishwasher and fridge/freezer, designed for functionality and style
- Open-plan living and dining area with wood-slat feature partition – Creates a sense of space and flow while adding a stylish focal point
- Ground-floor underfloor heating – Provides consistent, energy-efficient warmth throughout the main living areas
- Principal bedroom with en-suite shower room – A private, modern bathroom attached to the master bedroom, featuring contemporary fixtures and fittings





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The Location

Placed in the very heart of the picturesque village of Bawdeswell, this property enjoys an enviable location surrounded by a wealth of local amenities and village charm. Perfectly positioned to enjoy the best of rural Norfolk life, residents are treated to a wonderful blend of community spirit, convenience, and countryside tranquillity.

Just a short stroll from your doorstep lies the Bawdeswell Village Hall, a true focal point for local life. Here, a variety of activities and social events take place throughout the year — from fitness classes and hobby groups to family-friendly fairs and seasonal gatherings, making it easy to feel part of the vibrant community.

For those with a passion for gardening or simply a love of relaxing in beautiful surroundings, the Bawdeswell Garden Centre is another local gem. This popular destination not only offers an impressive range of plants and garden supplies but also features a welcoming café, the perfect spot to enjoy a leisurely coffee or lunch with friends.

Daily errands are a breeze thanks to the conveniently located Morrisons Daily, providing all your essential groceries and household needs without having to travel far. And for dining out, The Horkey Kitchen has quickly become a local favourite. Known for its warm atmosphere, friendly service, and delicious menu featuring fresh, locally sourced ingredients, it's an ideal place to unwind and enjoy excellent food any day of the week.

Bawdeswell's central position also makes it an excellent base for exploring the surrounding area. The nearby market towns of Dereham and Lenwade offer an even wider selection of shops, cafés, and leisure facilities, while the historic city of Norwich is easily reached by car or public transport. Excellent bus routes connect Bawdeswell to neighbouring villages and key destinations, making commuting or weekend trips both easy and convenient.

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Tucked away in a quiet modern development within the desirable village of Bawdeswell, this beautifully presented three-bedroom detached home offers the perfect blend of contemporary living and countryside charm. Built just four years ago by the highly regarded Abel Homes, the property has been thoughtfully designed to provide comfort, efficiency and style in equal measure.

Step inside to a welcoming entrance hall with a convenient cloakroom/WC. To the left lies a sleek, modern fitted kitchen, complete with integrated appliances including an oven, hob, dishwasher and fridge/freezer. The heart of the home is the open-plan living and dining area, elegantly divided by a wood-slat feature partition. Patio doors open onto the rear garden, filling the space with natural light while maintaining privacy thanks to tinted rear windows. The ground floor also benefits from underfloor heating, adding an extra touch of luxury.

Upstairs, the principal bedroom enjoys its own en-suite shower room, while the second bedroom features a charming Juliette balcony overlooking the green. A well-appointed family bathroom serves the remaining bedrooms, completing the first floor.



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Outside, the home overlooks a pleasant green and includes a driveway leading to a garage with up-and-over door. The rear garden offers a private retreat, with a patio area perfect for entertaining and a neatly kept lawn bordered by flower beds.

Designed with sustainability in mind, the property benefits from an air source heat pump, solar panels, and excellent insulation—ensuring comfort and energy efficiency all year round. This eco-friendly home proudly holds an EPC rating of **A**, a rare distinction that not only reflects its exceptional efficiency but can also, in some cases, help qualify for favourable mortgage rates or cashback incentives (subject to availability and not guaranteed).

This is a wonderful opportunity to own a modern, energy-efficient home in a peaceful village setting, ideal for families or professionals looking for a relaxed, high-quality lifestyle in Norfolk.

Agents Note

Sold Freehold

Connected to air source heat pump, mains water, electricity and drainage.

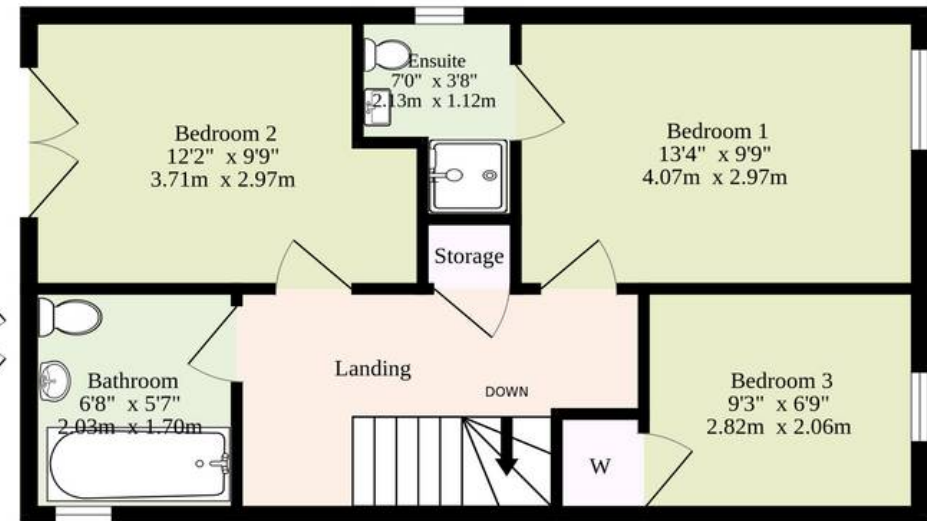


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Ground Floor
640 sq.ft. (59.5 sq.m.) approx.

Garage
19'7" x 9'8"
5.97m x 2.95m

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



Sqft Includes Garage

TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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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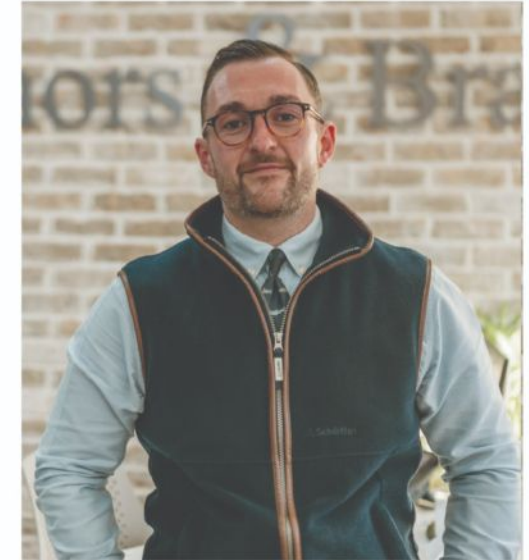
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