



Pinewood Lodge Harts Lane, Bawburgh

£675,000 Freehold

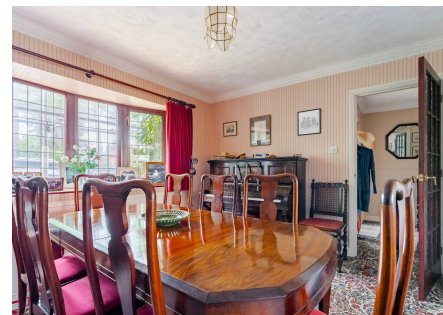
SOLD BEFORE COMING TO MARKET Set within an attractive and highly desirable position in Bawburgh, this substantial detached family home offers an impressive combination of space, versatility and potential, with an appealing outlook over adjoining fields and open countryside. Offered with no onward chain, the property provides an excellent opportunity for buyers seeking a larger home in a sought-after village setting, while remaining within easy reach of Norwich. With generous reception accommodation, four bedrooms, a substantial games room, double garage, established gardens and considerable scope for further adaptation, this is a home that offers both immediate appeal and exciting long-term possibilities.

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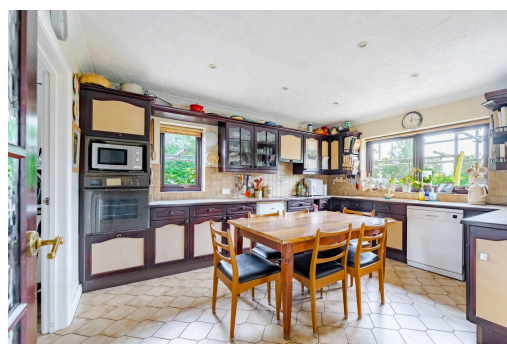
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Location

Situated in the picturesque village of Bawburgh, Pinewood Lodge enjoys a peaceful setting within the Yare Valley, with Harts Lane forming part of the village's northern side. Bawburgh has a welcoming village community and offers a primary school, village hall, and local public house, while the surrounding countryside and River Yare provide attractive opportunities for walking and enjoying the outdoors. The village is also conveniently positioned between the B1108 and A47, providing straightforward access to Norwich and the surrounding area.

The property is well placed for access to the wider amenities around Norwich, with Longwater Retail Park offering a range of shops, a large Sainsbury's, gym, and food outlets. The University of East Anglia, Norfolk and Norwich University Hospital, and Norwich Research Park are also within easy reach, while Bawburgh Golf Club and the Norwich Family Golf Centre provide nearby leisure facilities.

Harts Lane, Bawburgh

From the moment you approach the property, there is a clear sense of space, with a generous driveway providing ample off road parking and leading to the substantial double garage. The garage offers excellent practical space for vehicles, storage and hobbies, while the overall approach gives the property an impressive presence.

Inside, the entrance hall provides a welcoming introduction to the accommodation and leads through to a particularly good selection of reception spaces. The spacious lounge forms a comfortable main reception room, while the separate dining room provides an excellent setting for more formal meals and entertaining. A further snug offers useful flexibility for family living, whether used as a quieter sitting area, television room or home office.



Freehold, connected to all main services.

Council tax band - G



Total area: approx. 312.0 sq. metres (3358.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

Plan produced using PlanUp.

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