



Childs Terrace, Bawburgh, NR9
Two Bedroom Cottage

Childs Terrace, Bawburgh, NR9

Two Bedroom Cottage

abbotFox Bespoke presents this charming cottage which occupies a picturesque spot in the heart of the popular village of Bawburgh.

The property itself has been thoughtfully improved and offers all the conveniences you would want from a modern home, whilst retaining the sense of character throughout. Internal accommodation comprises; entrance hall, sitting room and kitchen diner to the ground floor, with two generous double bedrooms, en-suite shower room and family bathroom to the first floor. Externally, the property benefits from allocated parking and a garage and enjoys access to well maintained communal gardens overlooking the meadow and river.

An exceptional opportunity for any professional couple looking to enjoy a village lifestyle, Bawburgh is ideally situated within easy reach of the Norfolk & Norwich Hospital, Norwich City Centre and offers excellent road links to both the A11 and A47. With a well-regarded, pub in the village, along with a popular golf club, properties in this setting are rarely available. An internal viewing comes highly recommended.

KEY FEATURES

- Charming mid terraced cottage
- Two double bedrooms
- Sought after village location
- Walking distance to local pub
- Underfloor heating in kitchen
- Well maintained communal gardens
- Character features, modern convenience
- Off road parking and garage
- Easy access to A11 & A47
- Kitchen/Diner with integrated fridge/freezer

SITUATION

Bawburgh is a small village located around 5 miles from Norwich city centre with easy access to the Norwich A47 southern bypass, Norfolk & Norwich University Hospital, Norwich Research park and the University of East Anglia. There is an excellent selection of amenities including village school, the renowned and well-known Kings Head public house/restaurant. Bawburgh golf club and the Norfolk Family Golf Centre are close by and a wide range of shops can be found at the Longwater Retail Park where there is also a gym, eat in and takeaway food outlets and a large Sainsbury's store.

SERVICES

Mains electricity, mains water, mains drainage and oil fired central heating

LOCAL AUTHORITY

South Norfolk District Council

COUNCIL TAX BAND

Tax Band C

TENURE

Freehold

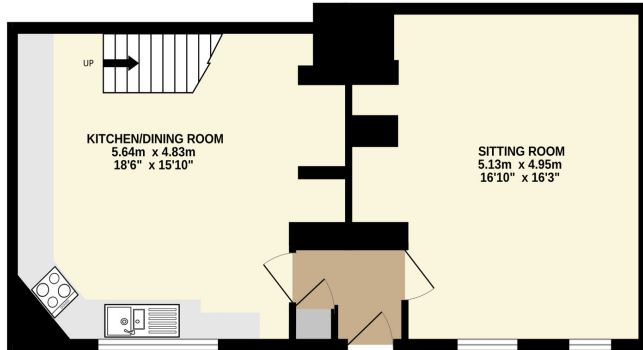




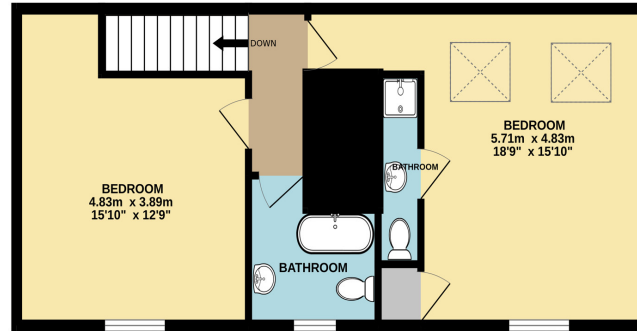
Childs Terrace, Bawburgh, NR9

Two Bedroom Cottage

GROUND FLOOR
49.5 sq.m. (533 sq.ft.) approx.



1ST FLOOR
48.8 sq.m. (525 sq.ft.) approx.



TOTAL FLOOR AREA : 98.3 sq.m. (1058 sq.ft.) 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.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	37	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer - In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending purchasers do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



abbotFox Norwich Branch
01603 660000
sales@abbotfox.co.uk