



THE STORY OF

45 Cawston Road

*Reepham, Norfolk*

SOWERBYS





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# 45 Cawston Road

Reepham, Norfolk  
NR10 4LT

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Four/Five Bedrooms

Option for One or Two Home Offices

Principal En-Suite and Family Bathroom

Open-Plan Reception and Dining  
Room with Wood-Burning Stove

Modern Fitted Kitchen and Utility Room

Lawned Rear Garden with Patio

Garage and Driveway

Well Presented Throughout

Popular Location

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**SOWERBYS NORWICH OFFICE**

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This beautifully presented home has been thoughtfully updated throughout, offering stylish and flexible living spaces across two levels, perfect for modern lifestyles.

On the ground floor, you're welcomed by a bright entrance hall that leads to a convenient cloakroom, a sun-filled study, and a sleek, well-equipped kitchen/breakfast room. The heart of the home is the open-plan sitting room, with cosy wood-burning stove, and stunning bi-fold doors that seamlessly connect to the rear garden, inviting natural light and creating a wonderful indoor-outdoor flow. There's also a versatile fifth bedroom/large home office or family room and a separate utility room for added practicality.

Upstairs, the spacious principal suite boasts a luxurious en-suite bathroom, complemented by three additional bedrooms and a contemporary family bathroom.

The property is set back with a large carriage driveway and a garage, offering plenty of parking and a front garden adorned with mature planting. The rear garden is a tranquil retreat with a paved seating area perfect for relaxing for entertaining, a lush lawn, and hedging for privacy, plus a separate paved area in the back section of the garden which could accommodate a garden room or greenhouse.

This home effortlessly combines comfort, style, and functionality to suit any lifestyle.

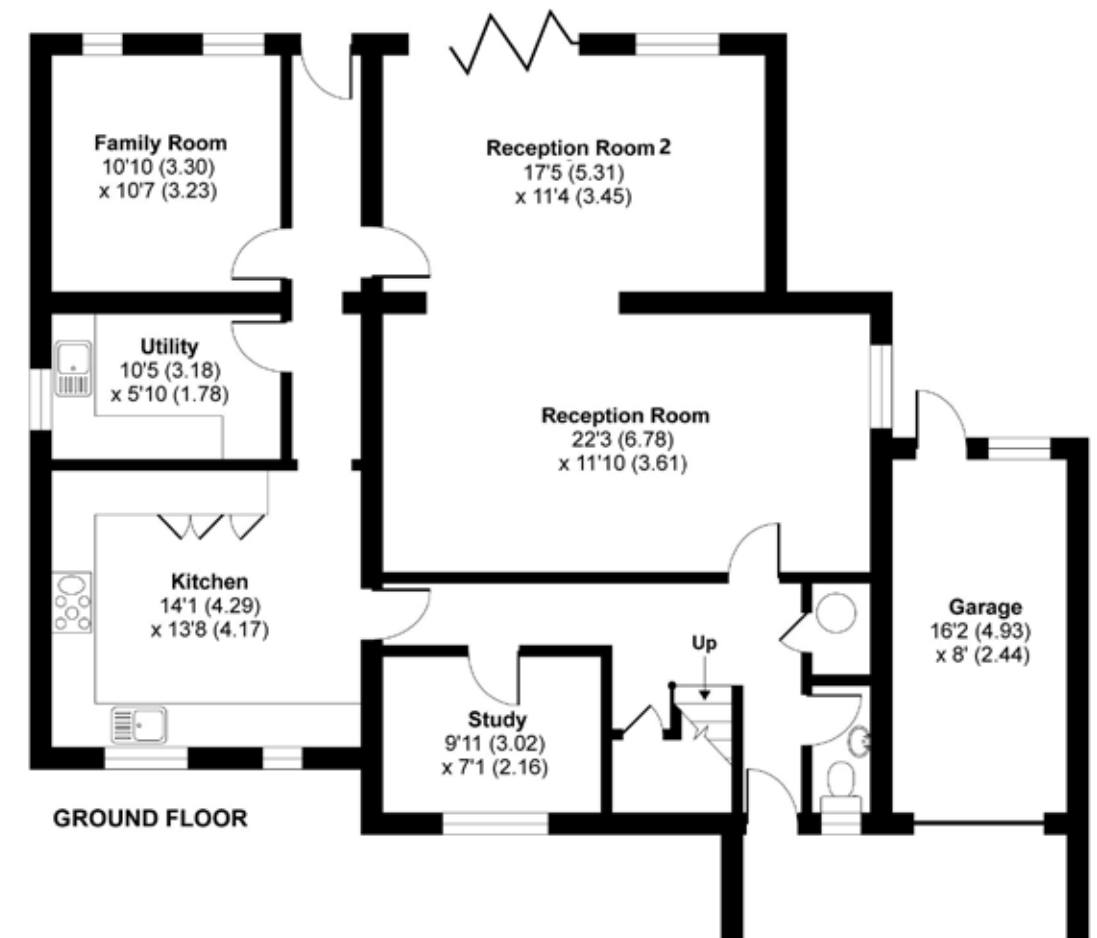
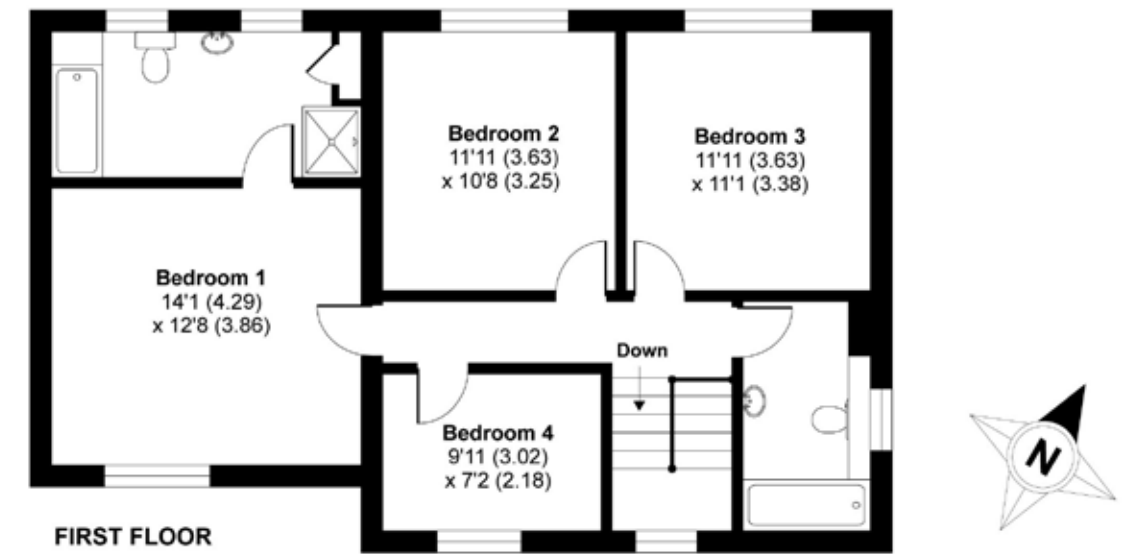








APPROX. GROSS INTERNAL FLOOR AREA 2154 SQ FT 200.1 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Reepham

A VIBRANT COMMUNITY  
TO CALL HOME

Pretty streets and lanes are lined by quaint cottages and handsome Georgian buildings in this popular town. About 12 miles to the northwest of Norwich, Reepham has held its 'market town' status since 1277, continuing to hold a market in the square every Wednesday.

There's a large selection of shops for a town of its size, including two small supermarkets, several cafes and the Dial House (Bread Source Cafe, Wine Bar, Bed & Breakfast). Furthermore, there are several antique shops, a newsagent, post office, library, optometrist, health care centre, pharmacy, butchers, a whole foods, farm shop and hardware store, and there are two further public houses. Also within a short walk is an independent brewery with cafe and restaurant in the summer months.

The town has a highly regarded primary school and an 'outstanding' secondary school with an adjoining sixth-form college. In the town there is a large park with a range of facilities, a playground and public tennis courts. The town also has thriving cricket, football and tennis clubs as well as new padel courts with cafe.

According to legend the town once had three churches, built by three sisters - as depicted on the town sign -although the remains of only one are present today and St Mary's is the single parish church.

Located in a rural position on Marriotts Way, a trail of former railway trackbed, Reepham is ideally situated for walking and cycling. The North Norfolk coast is just a few miles away and is designated an Area of Outstanding Natural Beauty, with its miles of uninterrupted beaches to enjoy.



*Note from Sowerbys*



“The kitchen/ breakfast room is sleek, well-equipped, and perfect for a busy family...”



## SERVICES CONNECTED

Mains electricity, water and drainage.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref:- 9728-1089-6248-5361-3900

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///inflating.attic.mats

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation  
to these Norfolk charities every time we sell a home

*Nelson's  
Journey*

 **St Martins**  
more than a home  
for the homeless

 **mind**  
Norfolk and  
Waveney

 **Cancer  
Charity**  
— EST. NORFOLK 1989 —

 **East Anglian  
Air Ambulance**

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