



Marshall Howard Close, Cawston - NR10 4TB

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HYBRID ESTATE AGENTS



Marshall Howard Close

Cawston, Norwich

Tucked away at the end of the CUL-DE-SAC, this semi-detached home enjoys a PRIVATE SETTING, with tandem parking and ENCLOSED GARDENS. With a REFRESHED INTERIOR including replacement KITCHEN UNITS and new WOOD FLOORING, the property extends to over 680 Sq. ft (stms), with uPVC double glazing and electric heating. Heading inside, the HALL ENTRANCE offers ample storage, with the cloakroom, KITCHEN and SITTING ROOM leading off. Upstairs, TWO DOUBLE BEDROOMS and the family bathroom complete the property. Outside, the GARDENS wrap around, being mainly laid to lawn and ENCLOSED.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- Tucked Away Cul-De-Sac Position
- Semi-Detached Home
- Hall Entrance with Cloakroom
- Re-fitted Kitchen
- Sitting Room with French Doors
- Two Double Bedrooms
- Shower Room
- Private Non-Overlooked Gardens

Cawston is a popular village North of Norwich, offering a good range of local amenities, including a village shop and school. The nearby market town of Reepham offers a further range of amenities. Excellent transport links into Norwich can be used, including the new Broadland Northway which provides easy access to the A11 and A47. The beautiful North Norfolk Coast is about 10 miles away, and offers a wide range of leisure activities.

SETTING THE SCENE

Situated in the corner of a cul-de-sac, this semi-detached home is approached by a tarmac driveway providing tandem parking, with a lawn frontage and potential to create a flower bed border or low maintenance shingle border for easy maintenance. Gated access leads to the rear garden with a footpath leading to main entrance door.



THE GRAND TOUR

Stepping inside, the hallway entrance is finished with wood effect flooring while the stairs rise to the first floor landing, and storage space is provided below. A useful cupboard can be found to one side, with a door leading off to the adjacent kitchen. The kitchen includes a modern range of wall and base level units with tiled splash backs running around the work surface, with space for an electric cooker and general white goods including a fridge freezer and washing machine. A ground floor W.C leads off the hall entrance and has been modernised to include storage under the sink, with tiled splash backs and flooring. Running the full width of the property is the sitting room which sits towards the rear, with a window and door taking you out to the garden. Heading upstairs, the landing leads to the two double bedrooms, both finished with fitted carpet with one facing the front and one to rear. Sitting between the bedrooms is the modernised shower room, with half tiled walls, vanity unit with storage cupboard under and heated towel rail.

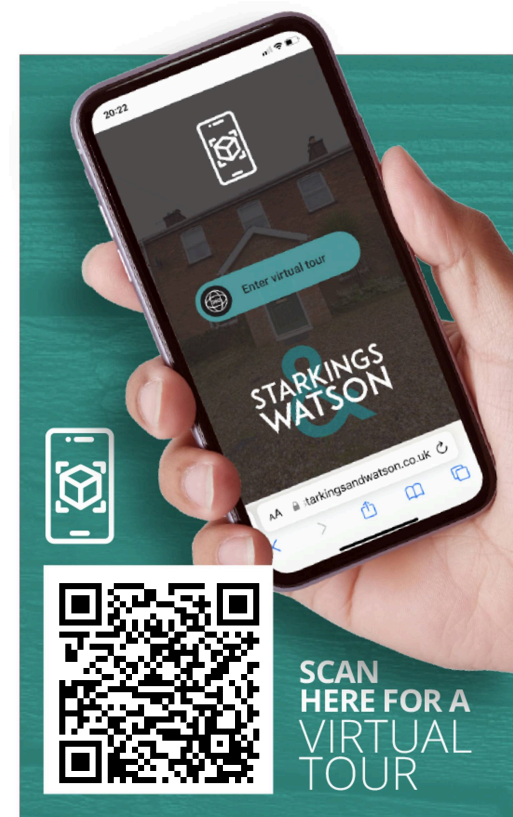
FIND US

Postcode : NR10 4TB

What3Words : ///unscathed.mystified.jeep

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



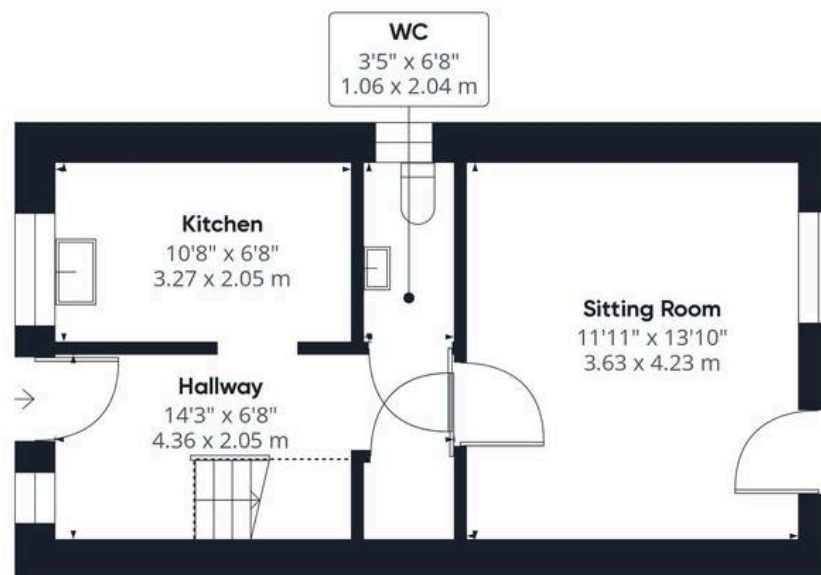




THE GREAT OUTDOORS

Heading outside, the rear garden wraps around the property to the side and rear, whilst being fully enclosed with timber panel fencing. A mixture of planting borders the garden, with a central grass area, useful brick built barbecue and timber built storage shed.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

683.62 ft²

63.51 m²

Reduced headroom

16.79 ft²

1.56 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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