



Ann Grand Close, Cawston - NR10 4FT



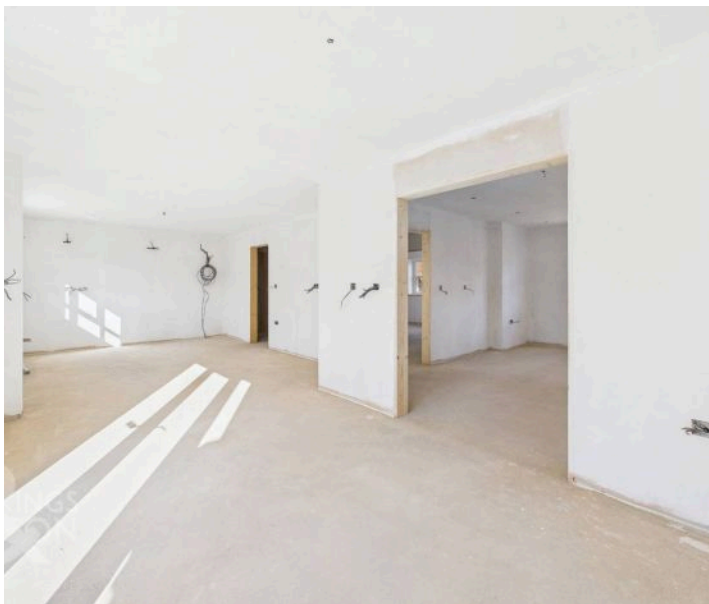
Ann Grand Close

Cawston, Norwich

This TRADITIONALLY BUILT detached family home with an NHBC WARRANTY enjoys an EXCLUSIVE CUL-DE-SAC SETTING, with a bespoke finish. Carefully crafted and designed to maximise LIGHT and SPACE, the property is currently under construction, with a driveway and GARAGE adjacent. With OAK WOOD DOORS and STAIRS internally, UNDERFLOOR HEATING can be found to the ground floor along with radiators upstairs - powered via AIR SOURCE HEATING. The accommodation comprises a HALL ENTRANCE, study, W.C, 16' SITTING ROOM, 28' KITCHEN/DINING ROOM and separate UTILITY ROOM. FOUR BEDROOMS lead off the landing, with an EN SUITE to the main bedroom and family bathroom.

Council Tax band: G

Tenure: Freehold



- Brand New Detached Home
- Currently Under Construction
- Exclusive Cul-De-Sac Setting
- Ground Floor Underfloor Heating via Air Source Unit
- Approx. 1390 Sq. ft (stms)
- 28' Kitchen/Dining Room
- Sitting Room & Separate Study
- Four Bedrooms, En Suite & Family Bathroom

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

Approached from a low maintenance front garden with an area of shingle and lawn, a brick-weave driveway sits adjacent, leading to the single garage. The house is accessed via a stepped footpath and ramped entrance, leads to the main entrance door and gated side access.



THE GRAND TOUR

Heading inside, the hall entrance is ready for flooring and gives a hint as to the attention to detail which is being paid to this build, with bespoke oak wood stairs creating a grand first impression as you enter the accommodation. Leading off the hall entrance, starting with the main sitting room to your left hand side, a front facing window and a range of recessed spotlighting finish the space. The spacious room flows seamlessly into the rear facing kitchen, dining and family space. This long open plan room offers ample room for soft furnishings and a dining table, with French doors and a window facing to rear enjoying garden views. The kitchen itself will offer ample storage space with a suite of appliances and a further door taking you back into the hall entrance. Leading off the kitchen, the utility room can be found which will house further storage units and space for laundry appliances, whilst also including the electric fuse box and a door to the side access. Completing the ground floor, a useful W.C can be found alongside a study or bedroom space with a front facing window and recessed spotlighting above.

Heading upstairs the landing leads to all four bedrooms which are finished with built-in wardrobes, uPVC double glazing and radiators, with the main bedroom including built-in wardrobes to two sides, whilst also leading through to an ensuite shower room. The en suite will be finished with a three piece suite and recessed spotlighting. Completing the property is the family bathroom with a further three piece suite including a panelled bath, heated towel rail and recessed spotlighting above.

FIND US

Postcode : NR10 4EX

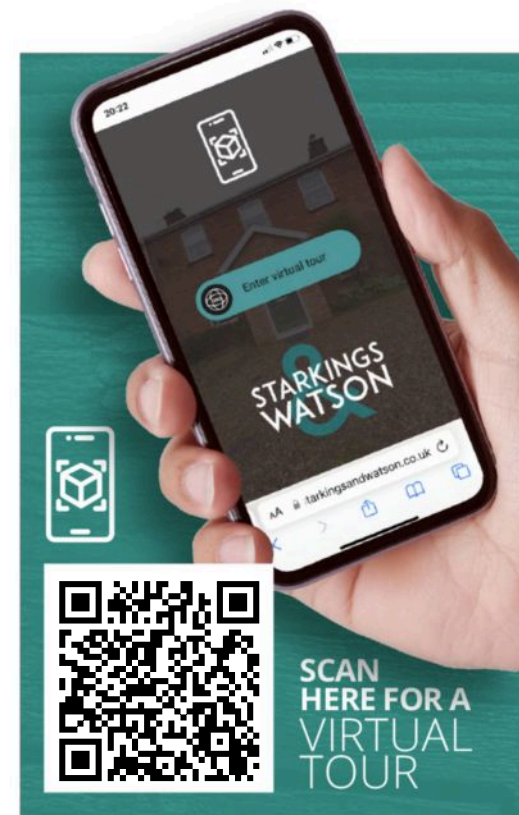
What3Words : ///bitter.regrowth.midfield

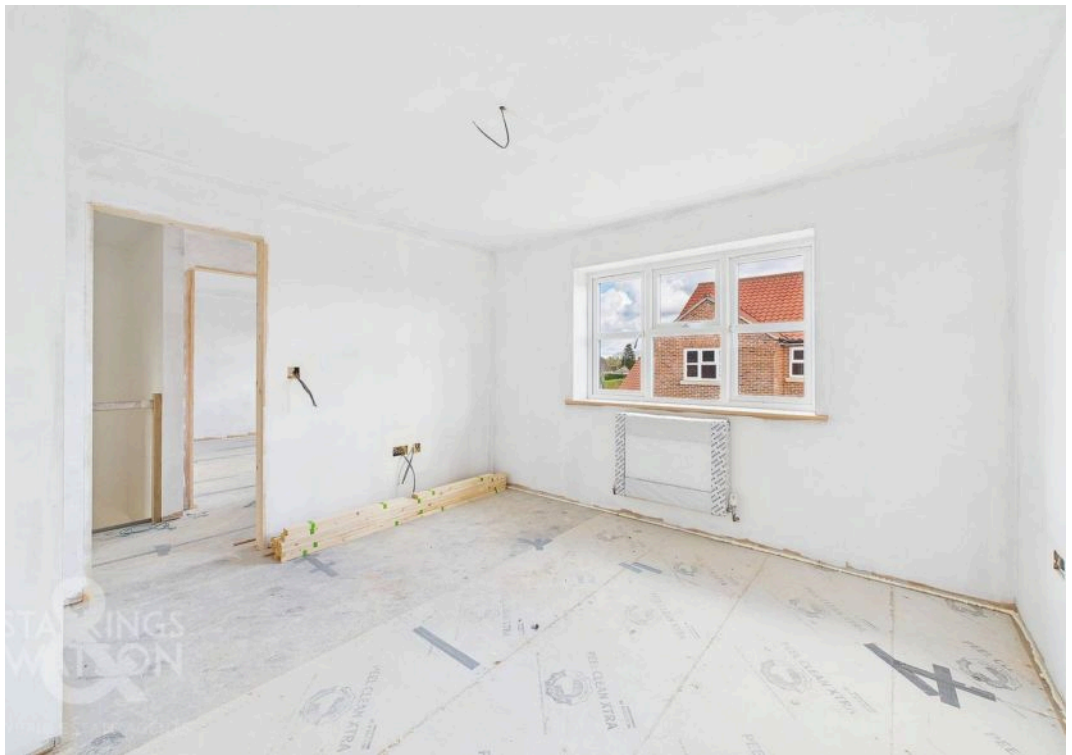
VIRTUAL TOUR

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

AGENTS NOTES

The final specification of the property is subject to change until a sale is agreed.



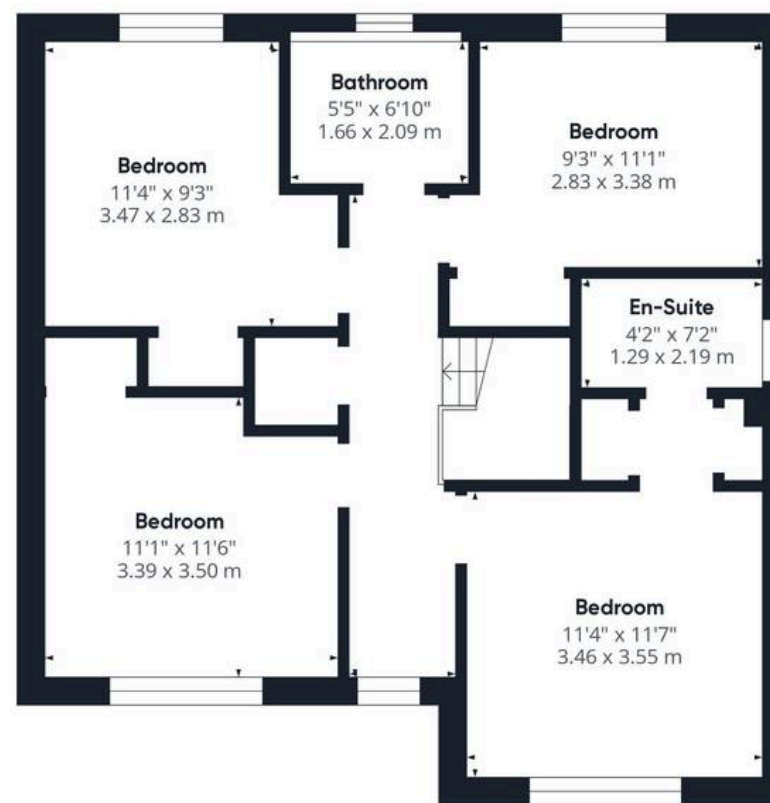




THE GREAT OUTDOORS

The outside space of the property is complete, with newly seeded grass, and enclosed timber fenced boundaries. A patio extends from the rear, with a shingled storage area to one side and gated access to the front driveway. The garage is complete with an electric door to front, power and lighting.





Approximate total area⁽¹⁾

1393.18 ft²

129.43 m²

Reduced headroom

13.28 ft²

1.23 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.