



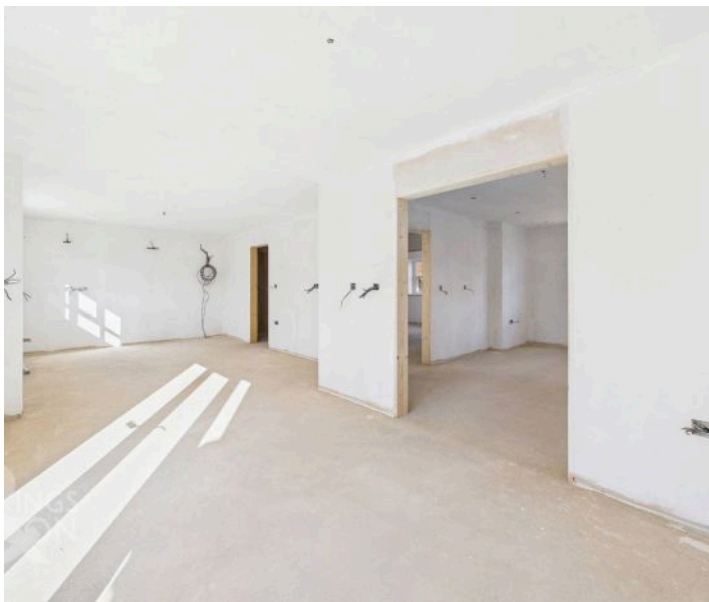
Ann Grand Close, Cawston - NR10 4FT



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, 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.



The developer had advised they are achieving 70-80mbps broadband speed on site.

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.

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.



THE GRAND TOUR

Heading inside, the hall entrance is finished with Amtico Sherwood 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, you will find all ground floor rooms are finished with Amtico Sherwood laminate flooring, starting with the main sitting room to your left hand side, coming with 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 cloakroom includes a two piece suite, alongside a study or bedroom space with a front facing window and recessed spotlighting above.

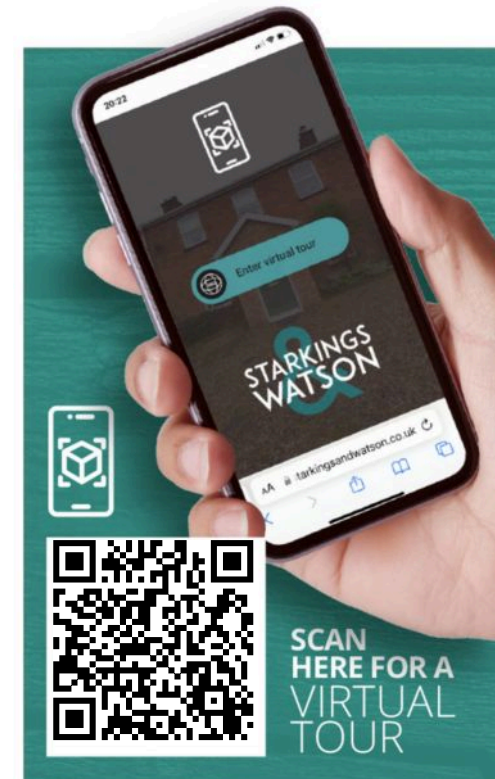
Heading upstairs the landing leads to all four bedrooms which are finished with built-in wardrobes, uPVC double glazing and radiators, with the main bedroom including built-in wardrobes to two sides, whilst also leading through to an ensuite shower room. The ensuite will be finished with a three piece 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.

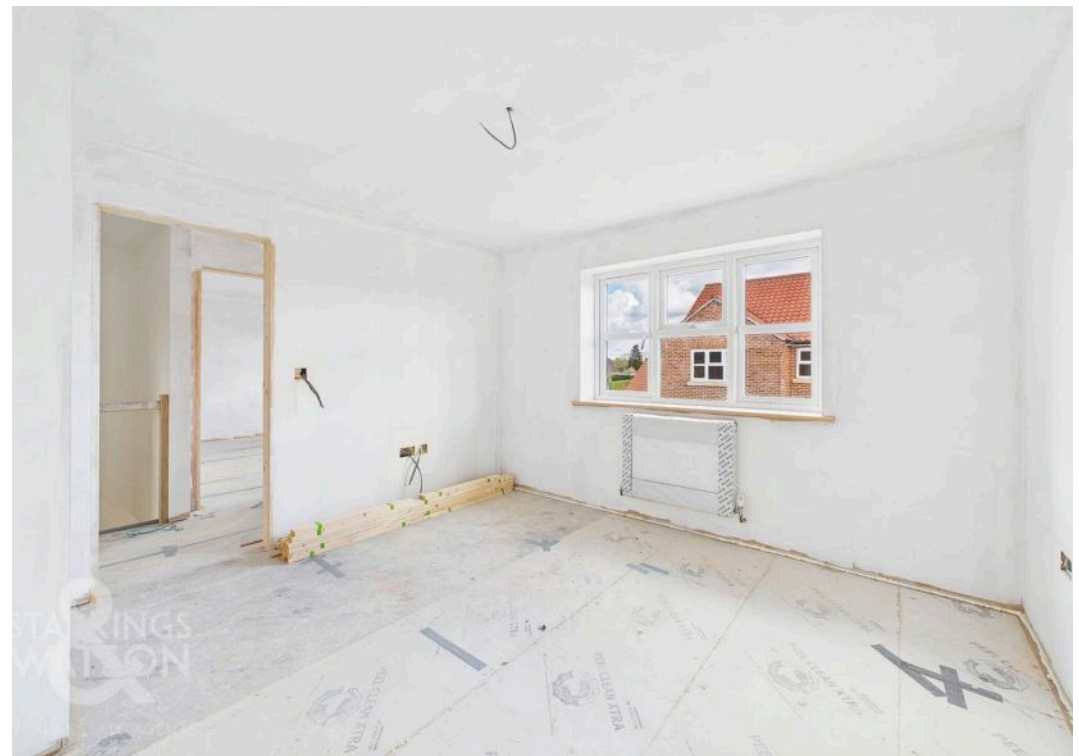
AGENTS NOTES

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

- Kitchen/Dining Room - Quality kitchen units in Pebble finish with Aspen Crystal Quartz work surface, Bosch ceramic induction hob with extractor, integrated Bosch oven and Bosch combi oven microwave, Integrated Bosch dishwasher. Undermount Stainless Steel Kitchen Sink, Integrated waste and recycling bin, Satin Nickel mixer tap, provision for Fridge/Freezer American Fridge

- Utility Room - Quality kitchen base and wall units in Pebble finish with Aspen Crystal Quartz work surface, satin Nickel mixer tap, undermount Stainless Steel Kitchen Sink and provision for Washing machine and tumble dryer.
- Internal Finishes - Oak stairs with oak handrail & newel caps with glass balustrading. Premium finished Oak veneered doors with Touchpoint Eloise satin nickel handles.
- Amtico Sherwood Oak flooring to all ground floor rooms including Utility and WC. Amtico Spacia flooring to first floor Bathroom and En-suite.
- Subtle Ivory to all walls throughout.
- Farrow & Ball 'James White' No2010 to all skirtings and door frames.
- Lighting & Electrical - A mixture of downlights and pendants.
- Tv points to living room, dining room & all bedrooms.
- BT points to Kitchen, Living Room, Master Bedroom, Snug/Home Office and Hall.
- Network connection points in all rooms.
- Convenient USB charging points in all rooms.
- External socket at rear of house.
- Bathrooms - Ground floor cloakroom with WC & hand basin. En-suite with concealed shower WC and basin. Family bathroom with bath, shower over, WC and basin. Heated towel rails to Bathrooms and En-suite. Chrome fittings, Contemporary toilets with soft close seats, Chrome fixed shower head in Master En-Suite. Bathroom Shower on riser rail, Heated Demister mirror (backlit) to Master ensuite. Towel rail to En-suites and bathroom.
- Attractive, contemporary style external lighting to front, rear of house and garage. External tap to rear of property. Water softener provision.
- Garage electric socket and lighting, up and over retractable door.
- Heating & Water - Daiken Air Source Heat Pump (ASHP).
- Fully programmable underfloor heating on the ground floor. Thermostatically-controlled radiators upstairs.



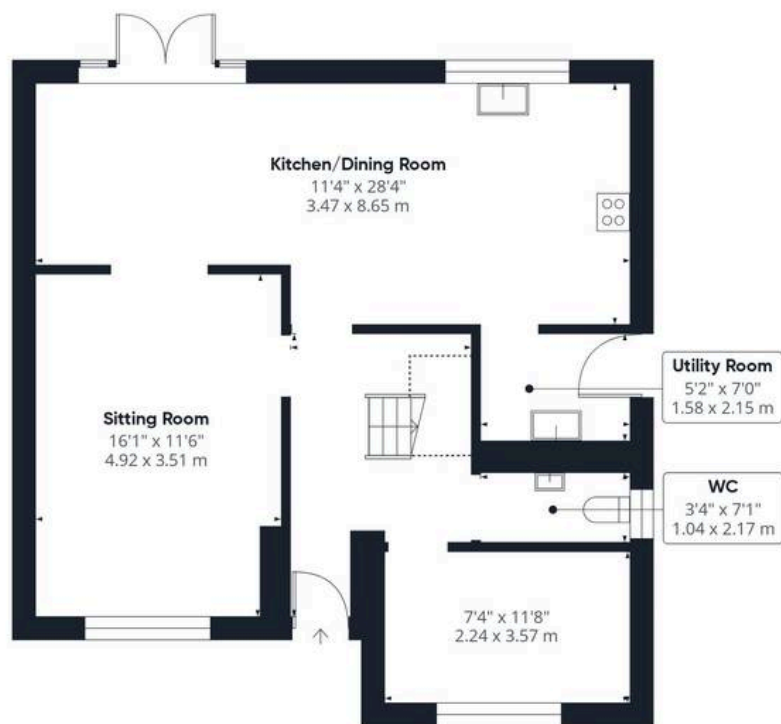




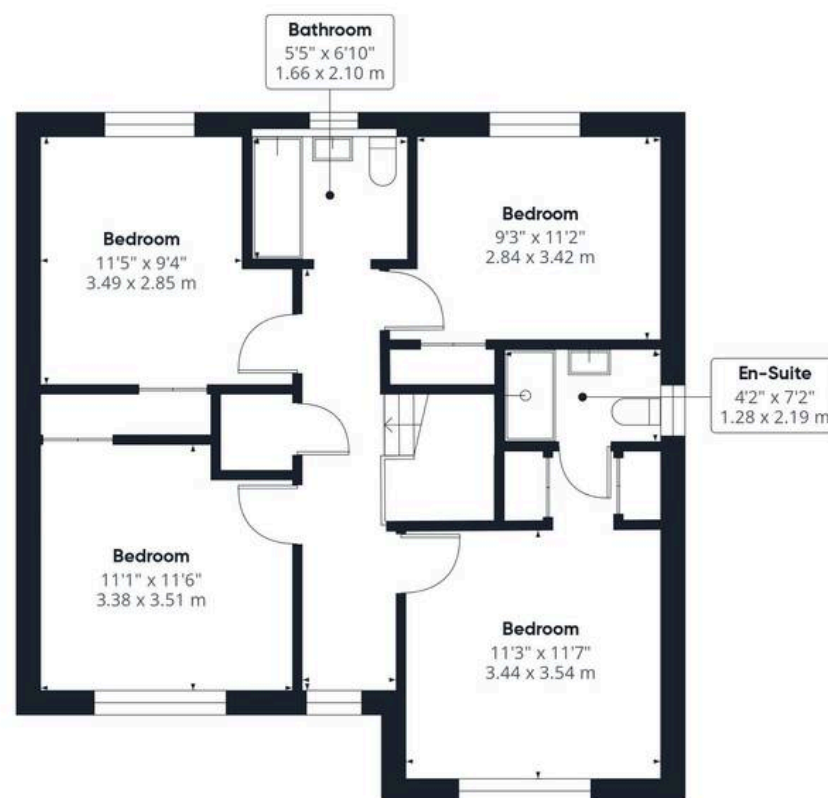
THE GREAT OUTDOORS

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.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1414 ft²

131.4 m²

Reduced headroom

18 ft²

1.6 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.

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 are 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.