



14 Fred Tuddenham Drive, Cawston

In Excess of £400,000

14 Fred Tuddenham Drive

Cawston, Norwich

Characterful property in the sought-after village of Cawston, benefiting from an abundance of local amenities on the doorstep. Is this beautifully presented four-bedroom detached family home boasting four bright bedrooms all are doubles, a master ensuite, two welcoming reception rooms, a stylish fitted kitchen and utility room and two family bathrooms plus two additional WC's. Ample off-road parking for multiple vehicles is offered on the driveway as well as a double garage connected to mains and power with electric rollers doors along with the perfect private garden for dining and hosting family and friends, making it ideal for many.

THE LOCATION

Cawston is a village and civil parish in the Broadland district of Norfolk, England, located approximately 11 miles North of Norwich City Centre, 3 miles from Reepham and 5 miles from the sought after market town of Aylsham, all of which offer local amenities such as shops, restaurants and schools within. Cawston itself contains a village hall and play park, post office within the convenience store, The Bell public house, a cafe with delicatessen and plenty of rural walk routes within the countryside setting.





Minors & Brady

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THE PROPERTY

Stepping into the inviting hallway, you are greeted by a warm embrace of a spacious living room featuring plush carpeting and direct access to the rear. The dedicated dining room provides an ideal setting for gatherings and everyday meals, enhancing the charm of this property. The kitchen with its bright cupboards and ample space for meal preparation. Convenience is key with a ground floor WC, utility area and additional storage, ensuring practicality meets style throughout.

Upstairs, the master bedroom boasts an ensuite bathroom and built-in wardrobes, offering a private space within the residence. The three remaining bedrooms are versatile spaces, ready to accommodate various needs, complemented by a modern bathroom for added convenience.



Minors & B



Minors & B



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Outside, the property extends its allure with a large wrap-around garden graced by a lawn, a patio perfect for outdoor relaxation and mature shrubs providing a peaceful ambiance. Enclosed with fencing, this outdoor haven offers privacy and security for family enjoyment. Parking is a breeze with a driveway leading to a double garage, providing ample space for multiple vehicles and storage needs.

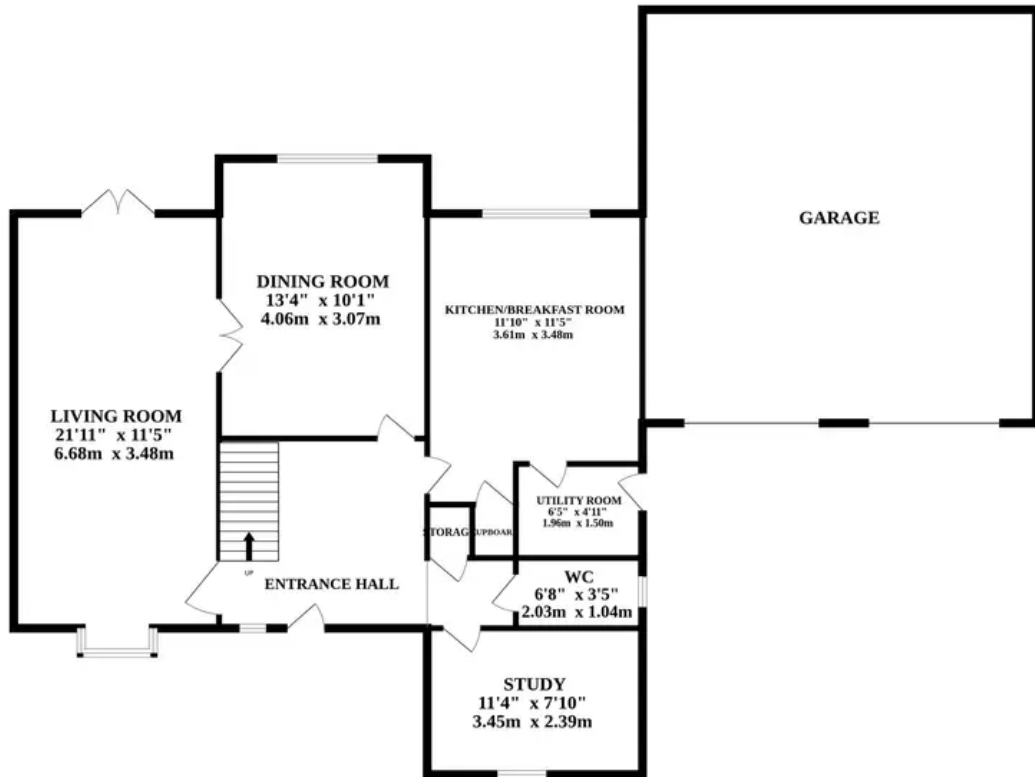
AGENTS NOTE

We understand the property will be sold Freehold connected to mains electricity, mains water and mains drainage.

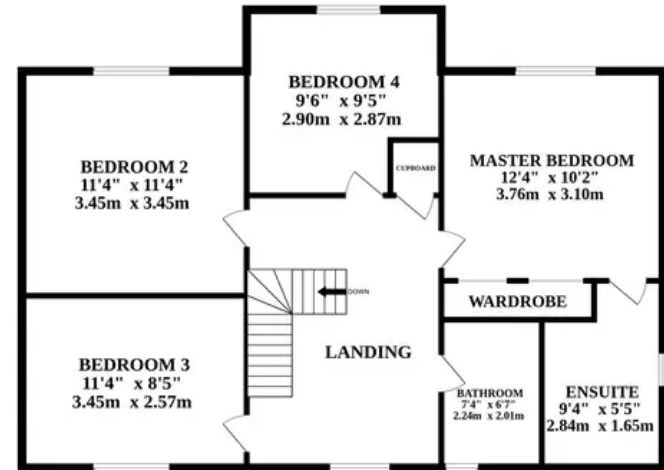
Council; Tax Band E.



GROUND FLOOR



1ST FLOOR



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.
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