



**Norwich Road, Cawston, Norwich, NR10 4EU**

**welcome to**

**Norwich Road, Cawston, Norwich**

A 3/4 Bedroom, 2/3 Reception Room detached House in the village of Cawston and offers ample off-road parking, Garage and well-kept gardens. Viewing is highly recommended to appreciate all this property has to offer!



## Description

Don't miss this deceptively spacious, detached residence which is set back from the road, in the popular village of Cawston and lies approximately 4.8 miles from the market town of Aylsham, which offers a variety of local amenities & transport links to the North Norfolk Coast & Norwich City Centre.

This property has versatile accommodation to include Kitchen, Lounge, Dining Room, Study/Bedroom Four, Conservatory, Utility Room & Cloakroom to the ground floor, while upstairs offers 3 Bedrooms (Main with En-Suite) & Family Bathroom. Outside has a large gravel driveway providing ample off-road parking, single Garage & garden.

## Entrance Hall

Front door opens into hall with stairs to first floor and doors to Lounge, Kitchen, Office & Cloakroom.

## Cloakroom

Suite comprising WC, wash basin, tiled floor, radiator & double glazed window.

## Office / Bedroom Four

8' 9" x 7' 1" (2.67m x 2.16m)  
Radiator & double glazed window.

## Lounge

25' 1" x 10' 10" (7.65m x 3.30m)  
Open fire with surround, wall lights, TV & BT points, 2 radiators, front aspect double glazed windows & double glazed doors to Conservatory.

## Conservatory

16' 5" x 12' 8" (5.00m x 3.86m)  
Wood effect floor, sky light, double glazed windows & double doors to outside.

## Dining Room

11' 8" x 8' 9" (3.56m x 2.67m)  
Tiled floor, radiator & double glazed window. Opens to Kitchen.

## Kitchen

15' 11" x 8' 9" (4.85m x 2.67m)  
Fitted kitchen with a range of wall & base units, worktop over with sink & drainer unit and mixer taps and tiled splashback. Electric double oven with electric hob & cooker hood over. Tiled floor, TV point, radiator & double glazed window.

## Utility Room

11' x 8' 10" (3.35m x 2.69m)  
Base units with work surface over, plumbing for washing machine, central heating boiler, shoe cupboard, spotlights, extractor, radiator & double glazed window.

## Landing

Radiator, double glazed window and doors to Bedrooms & Bathroom.

## Bedroom One

19' 10" max x 10' 10" (6.05m max x 3.30m)  
TV point, airing cupboard, 2 radiators & double glazed window. Door to En-suite.

## En-Suite

Suite comprising low level WC, wash basin & shower cubicle. Vinyl floor, radiator & double glazed window.

## Bedroom Two

11' 8" x 11' (3.56m x 3.35m)  
Radiator & double glazed window.

## Bedroom Three

12' 11" x 11' (3.94m x 3.35m)  
Radiator & double glazed window.

## Bathroom

Suite comprising low level WC, wash basin, bath & shower cubicle. Extractor, radiator & double glazed window.

## Outside

The property has a long gravel driveway, providing ample off-road parking and single Garage with up & over door.

There are grounds to front, side & rear of the property which are laid to lawn with planted borders.

## Agent's Note

The property has a Conservatory, which does not have planning consent for it.



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## Norwich Road, Cawston, Norwich

- Detached Family House
- 3/4 Bedrooms (Main with En-Suite)
- 2/3 Reception Rooms
- Kitchen, Utility Room & Conservatory
- Cloakroom & Family Bathroom
- Ample Off-Road Parking & Single Garage
- Well-Kept Gardens
- Sought After Location

Tenure: Freehold EPC Rating: Awaited



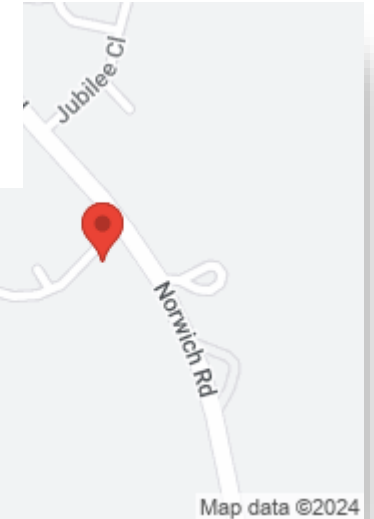
Ground Floor



First Floor

£440,000

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Property Ref:  
AYS109426 - 0002

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