



School Cottage, New Street, Cawston, Norwich, NR10 4BN

welcome to

School Cottage, New Street, Cawston, Norwich

>> NO ONWARD CHAIN <<

A 2 Bedroom, detached Period Property with open plan living, Family Shower Room, En-Suite & Cloakroom! Outside offers ample off-road parking & enclosed gardens. Viewing is highly recommended to appreciate the unique features, this property has to offer!



Description

Offered with No Onward Chain don't miss this truly individual detached residence, former School, situated in the heart of the popular village of Cawston which offers a local shop, primary school, the 'Bell Inn' pub and lies approximately 4.8 miles from the market town of Aylsham, which offers further local amenities & transport links to the North Norfolk Coast & Norwich City Centre.

This property offers an impressive open plan living, which includes a 33' Kitchen/Lounge/Diner, with a fully fitted & modern kitchen, further accommodation offers 2 Bedrooms - Main with En-Suite, Family Shower Room & downstairs Cloakroom. Outside enjoys ample off-road driveway parking and gardens to both sides.

Viewing is highly recommended to appreciate the unique features, this property has to offer!

Kitchen / Lounge / Diner

33' 1" max x 18' 5" (10.08m max x 5.61m)

Front door opens into Kitchen/Lounge/Diner with door to Cloakroom.

Kitchen Area:

Stylish re-fitted Kitchen with a range of handleless wall & base units, wood work surface over with sink & drainer unit and glass splash back. Electric induction hob with cooker hood over, eye level electric oven & microwave oven, integrated appliances to include washing machine & dishwasher and space for American style fridge/freezer. Kitchen island/breakfast bar with wood work surface over and wine rack, spotlights, wood effect floor, skirting heating, radiator and double glazed window.

Lounge/Diner Area:

TV point, spotlights, wood effect floor, French doors to outside & double glazed window. Open wood & glass staircase to first floor.

Cloakroom

Suite comprising low level WC, wash basin, spotlights, wood effect floor & double glazed window.

First Floor Landing

Gallery landing with a modern wood & glass staircase, skirting heater and doors to Bedrooms & Bathroom.

Bedroom One

13' + wardrobe x 12' 2" (3.96m + wardrobe x 3.71m)

Mirror-fronted fitted wardrobes, TV point, spotlights, wood effect floor, skylight & double glazed window. Door to En-suite.

En-Suite

Suite comprising low level WC, wash basin, bath with central mixer tap & shower cubicle. Tiled floor, spotlights, heated towel rail, Velux & double glazed windows.

Bedroom Two

15' 3" x 7' 11" (4.65m x 2.41m)

Built-in cupboard housing boiler, TV point, spotlights, wood effect floor, skirting heater & skylight.

Shower Room

Fully tiled suite comprising low level WC, wash basin & shower cubicle. Spotlights, heated towel rail & double glazed windows.

Outside

To the front of the property is a gravel driveway providing ample off-road parking, with gate access to the right-hand side leading to a courtyard garden with shed.

To the left-hand side is a second gate giving access to a lawned garden with planted borders.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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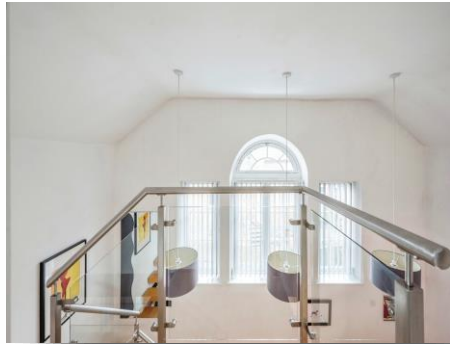
welcome to

School Cottage, New Street, Cawston, Norwich

- NO ONWARD CHAIN
- Detached Period Property
- Open Plan Kitchen/Lounge/Diner - Measuring 33 ft!
- 2 Bedrooms - Main with 4 piece En-Suite
- Council Tax Band: C
- Family Shower Room & Downstairs Cloakroom
- Ample-Off Road Parking & Enclosed Gardens
- Sought After Village Location

Tenure: Freehold EPC Rating: F

£299,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYS109253 - 0002

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