



**Penncroft, Booton Road, Cawston, Norwich, NR10 4AH**

**welcome to**

**Penncroft, Booton Road, Cawston, Norwich**

>> NO ONWARD CHAIN <<

A detached 3 Bedroom Bungalow in the popular village of Cawston with well-kept front and rear gardens, brick weave driveway and single Garage.



## Description

Don't miss this deceptively spacious detached Bungalow located on the edge 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.

The property itself enjoys internal accommodation comprising Entrance Hall, Lounge, fitted Kitchen, 3 Bedrooms, Shower Room with walk-in shower and Cloakroom. Outside offers brick weave driveway parking which leads to a single Garage and well-kept front and rear gardens.

## Entrance Hall

Doors to Bedrooms, Lounge & Kitchen. Radiator.

## Lounge

14' 11" x 11' 11" (4.55m x 3.63m)

A double aspect room with two double glazed windows, radiator and fireplace with electric fire.

## Kitchen

17' 10" x 9' 9" (5.44m x 2.97m)

Fitted with a range of base and base units, work surface over with inset stainless steel single drainer sink unit and plumbing for washing machine. Built-in cupboard, two double glazed windows and UPVC door to outside.

## Bedroom One

10' 11" x 9' 10" (3.33m x 3.00m)

Radiator and double glazed window.

## Bedroom Two

11' 11" x 9' 11" (3.63m x 3.02m)

Radiator and double glazed window.

## Bedroom Three

9' 2" x 8' 3" (2.79m x 2.51m)

Radiator and double glazed window.

## Shower Room

Suite comprising wash basin & walk-in shower. Tiled splash backs, radiator and double glazed window.

## Cloakroom

Fitted with low level WC & windows.

## Outside

To the side of the bungalow is a brick weave driveway leading to a single garage with up and over door.

The front and rear gardens are laid to lawn with established shrubs, vegetable garden & timber workshop.

## Agent's Note

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential time frames involved.



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](http://www.focalagent.com)



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welcome to

## Penncroft, Booton Road, Cawston, Norwich

- NO ONWARD CHAIN
- Detached Bungalow
- 3 Bedrooms
- Fitted Kitchen & Double Aspect Lounge
- Shower Room & Cloakroom
- Well-Kept Front & Rear Gardens
- Brick Weave Driveway & Single Garage
- Popular Village Location

Tenure: Freehold EPC Rating: E

guide price

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYS109445 - 0004

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