









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

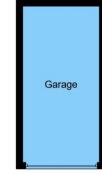
To the side of the bungalow is a brick weave driveway leading to a single garage with up and over door.

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

Agent's Note

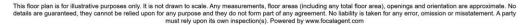
The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential time frames involved.





Garage







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

view this property online williamhbrown.co.uk/Property/AYS109445



Property Ref: AYS109445 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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