



**Cawston Road, Aylsham, Norwich, NR11 6EB**



**welcome to**

**Cawston Road, Aylsham, Norwich**

Don't miss this extended end terrace cottage set close to the centre of Aylsham. This property enjoys 2 bedrooms (plus nursery), open plan Lounge/Diner, Updated Kitchen and has gas CH. Outside the property has a delightful rear garden. **VENDOR HAS FOUND!**



## Description

Nestled in the picturesque Market Town of Aylsham is this charming 2 bedroom end terrace cottage. This property offers a well proportioned open plan Lounge/Diner with red brick fireplace with woodburning stove. The real highlight is the larger than average garden which has been lovingly tended and thoughtfully designed by the current vendor to offer a peaceful haven.

## Conservatory

Tiled floor, door to Kitchen.

## Kitchen Area

12' 11" x 6' 5" (3.94m x 1.96m)

Updated Kitchen area with a range of base level units, stainless steel sink and drainer unit, gas hob, electric oven, tiled floor, stairs to first floor, opens to Lounge/Diner.

## Lounge/Diner

17' 5" x 12' 5" (5.31m x 3.78m)

Part tiled floor, part wood effect floor, two double glazed windows to the front aspect, radiator, TV point, wood burner inset to red brick fireplace, exposed timbers, radiator.

## Inner Hall

Door to Bathroom.

## Bathroom

Fitted with suite comprising bath, low level WC, wash hand basin, radiator.

## First Floor Landing

Loft access, radiator, door to bedrooms

## Study/Nursery

9' 4" x 9' 2" (2.84m x 2.79m)

2 built in cupboards, step up to main Bedroom

## Bedroom 1

11' 11" x 9' 6" To wardrobe (3.63m x 2.90m To wardrobe)

Double glazed window with view over the rear garden, radiator, built in wardrobe.

## Bedroom 2

12' 5" x 6' 2" To wardrobe (3.78m x 1.88m To wardrobe)

Double glazed window, wood effect floor, radiator, built in wardrobe.

## Outside

To the front of the property is a small garden with plants and shrubs with access to the side via a gravel path leading to a wonderful rear garden with a variety of plants and shrubs.



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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## **Cawston Road, Aylsham, Norwich**

- Charming End Terrace Cottage
- 2 Bedrooms plus study/nursery
- Close to the centre of Aylsham
- Fantastic Gardens
- Open Plan Lounge/Diner
- **VENDOR HAS FOUND**

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYS105204 - 0003

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