



**Chapel Street, Cawston, Norwich, NR10 4BG**



**welcome to**

## **Chapel Street, Cawston, Norwich**

>>> VENDOR HAS FOUND <<<

A 2 double Bedroom End-Terraced House in the popular village of Cawston with features to include wood flooring, wood burner to fireplace, re-fitted Kitchen & Cloakroom and Living/Dining Room. Outside offers off-road parking, Garage & larger than average garden.



## Description

Don't miss this extremely well-presented End-Terraced property situated in the heart of the village of Cawston. The property enjoys internal accommodation to include Living/Dining Room with wood burner inset to fireplace, re-fitted Kitchen with Utility Area leading off and re-fitted Cloakroom to the ground floor whilst upstairs offer 2 double Bedrooms and main Bathroom. Outside has off-road parking, single Garage with up & over door and an enclosed larger than average rear garden with seating area, shed & wood store.

Cawston itself is a charming village set between the Market Towns of Reepham and Aylsham and offers a variety of amenities to include village shop, post office, public house, primary school, bowling club/green, access to Marriott's Way and village hall offering a mixture of activities. Cawston is only 14 miles from Norwich International Airport and 15 miles from the popular seaside town of Sheringham. Aylsham which is only 3 miles away has a range of shops, public houses, supermarkets and secondary school and has weekly Markets and Farmers Markets twice a month. Reepham is around 3 miles away and also hosts weekly markets and has a much sought after secondary school/college which (subject to availability) the property is in the catchment area for.

## Entrance Hall

Front door opens into hall with stairs to first floor, radiator & tiled flooring.

## Re-Fitted Cloakroom

Re-fitted suite comprising low level WC & wash basin, tiled flooring, radiator & front aspect double glazed window.

## Living / Dining Room

25' 9" x 13' 1" max (7.85m x 3.99m max)

Wood burner inset to fireplace, TV point, understairs cupboard, tiled flooring, radiator and double glazed windows to front & rear aspect. Opens to Kitchen.

## Re-Fitted Kitchen

16' 10" x 7' 3" max (5.13m x 2.21m max)

Re-fitted with a range of wall & base units, work surface over with tiled splashback and stainless steel sink & drainer unit. Electric cooker point with cooker hood over, plumbing & space dishwasher and space for fridge/freezer. Larder cupboard, tiled flooring, sky light, radiator, double glazed window & door to outside. Opens to Utility Area.

## Utility Area

Plumbing for washing machine, double glazed window and door to outside.

## First Floor Landing

Airing cupboard housing water tank, loft access with ladder and carpeted flooring. Doors to Bedrooms & Bathroom.

## Bedroom One

16' 7" x 11' 11" (5.05m x 3.63m)

Fitted dressing table, wood flooring, radiator & front aspect double glazed window with view over church.

## Bedroom Two

14' 6" x 10' (4.42m x 3.05m)

Wood flooring, radiator & rear aspect double glazed window.

## Bathroom

Fully tiled suite comprising low level WC, wash basin and bath with shower attachment. Vinyl flooring, radiator & rear aspect double glazed window.

## Outside

To the side of the property is off-road parking with a tiled pathway and steps up to the front door.

At the rear of the property is a larger than average garden which has a seating area, shed & wood store, hedging, shingled & lawned areas and a pathway through the garden which leads to a single Garage with electricity, personal door to the rear garden and vehicular access through up & over door via Stocks Loke.



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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## **Chapel Street, Cawston, Norwich**

- Vendor Has Found
- 2 Double Bedroom End-Terraced House
- Re-Fitted Kitchen with Utility Area leading off
- Living/Dining Room with Wood Burner
- Re-Fitted Downstairs Cloakroom & upstairs Bathroom
- Off-Road Parking & Single Garage
- Larger Than Average Rear Garden
- Sought After Village Location

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£260,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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