



Ann Grand Close, Cawston, Norwich, NR10 4FT

welcome to

Ann Grand Close, Cawston, Norwich

>>> Exclusive Development <<<

A brand new Four double Bedroom detached home situated within a private cul-de-sac of just 5 executive properties, in the highly sought-after village of Cawston and finished to an excellent standard throughout.



Description

Located in the popular village of Cawston this stylish family home has been thoughtfully designed to offer generous and versatile living space throughout. The ground floor features a bright and spacious open-plan Kitchen/Dining/Family Room with doors opening onto the rear garden, a separate Living Room, Utility Room and Cloakroom. Upstairs, four well-proportioned double Bedrooms with fitted wardrobes, including a superb Principal Suite with En-suite Shower Room, alongside a modern Family Bathroom.

Outside, the property enjoys a private driveway, garage and landscaped garden, all within a peaceful cul-de-sac setting.

Cawston itself is a delightful village set between the charming Market Towns of Aylsham and Reepham, just 11 miles from Norwich. Surrounded by beautiful countryside and close to the Norfolk coast and Broads, it offers the perfect mix of rural peace and accessibility. The village has a primary school, pub, deli-café, Bowls Club, Allotments, local shop and post office, as well as a welcoming community with plenty of clubs and events. With scenic walks, including Marriott's Way cycle routes and historic St Agnes' Church, Cawston is ideal for families, commuters and those seeking a friendly village lifestyle.

Specifications

This new build has been finished to an exceptionally high standard and is offered with these key features:

- 10 Year NHBC Certificate
- Kitchen fitted with Aspen Crystal Quartz work surface & Range of Bosch Appliances
- Amtico Sherwood Oak flooring to all ground floor & Amtico Spacia flooring to first floor Bathroom and En-suite
- Oak Staircase with Glass Infill Panels
- External Power Points & Outside Tap
- Air Source Heat Pump (ASHP)
- Garage with electric points, lighting, and remote controlled insulated sectional garage door
- Underfloor heating on the ground floor & Thermostatically-controlled radiators upstairs

Entrance Hall

Front door opens into hall with oak staircase to first floor with glass panels and understairs cupboard with heating manifold and Network centre. Doors open to Cloakroom, Study, Living Room & Kitchen/Dining Room.

Study

11' 9" x 7' 4" (3.58m x 2.24m)

TV point, Network point, USB sockets, Amtico flooring with underfloor heating and front aspect double glazed window.

Cloakroom

Suite comprising low level WC & wash basin vanity unit. Part tiled walls, spotlights, extractor fan, Amtico flooring with underfloor heating & double glazed window.

Living Room

16' 3" x 11' 8" max (4.95m x 3.56m max)

TV point, Network point, USB sockets, Amtico flooring with underfloor heating, spotlights and front aspect double glazed window. Glazed french doors open into Kitchen/Dining Area.

Kitchen / Dining Area

11' 5" max x 28' 5" (3.48m max x 8.66m)

High specification kitchen fitted with a range of wall & base units, quartz work surface over with matching upstand and undercounter stainless steel sink. Integrated double electric Bosch oven, integrated Bosch Combi Microwave, Bosch induction hob with splashback and stainless steel cooker hood above and integrated Bosch dishwasher. To the Kitchen area is a rear aspect double glazed window overlooking the rear garden and door to Utility Room.

Spotlights & Amtico flooring with underfloor heating runs throughout the room and to the Dining area are double glazed patio doors with double glazed side panels opening out to the patio area, TV point, Network point & USB sockets.

Utility Room

7' 2" x 5' 3" (2.18m x 1.60m)

Fitted with a range of wall & base units, quartz work surface over with matching upstand and undercounter stainless steel sink, Plumbing and space for both washing machine & tumble dryer. Spotlights, extractor, Amtico flooring with underfloor heating and door to outside.

First Floor Landing

Airing cupboard, loft ladder for access, spotlights, radiator & double glazed window. Doors to Bedrooms and Bathroom.

Bedroom One

11' 9" x 11' 5" + recess (3.58m x 3.48m + recess)

TV point, Network point, a number of plug sockets 2 with USB ports, 2 built-in wardrobes, radiator & front aspect double glazed window. Door to En-suite.

En-Suite Shower Room

Fully tiled suite comprising low level WC, pedestal wash basin & double shower cubicle with rainfall shower head. Shaver point, extractor, spotlights, tiled flooring, chrome towel radiator & double glazed window.

Bedroom Two

11' 8" x 11' 3" max (3.56m x 3.43m max)

TV point, Network point, a number plug sockets 2 with USB ports, built-in wardrobe, radiator & rear aspect double glazed window.

Bedroom Three

11' 6" x 11' 8" max (3.51m x 3.56m max)

TV point, Network point, a number plug sockets 2 with USB ports, built-in wardrobe, radiator & front aspect double glazed window.

Bedroom Four

9' 5" x 11' 3" + recess (2.87m x 3.43m + recess)

TV point, Network point, a number of plug sockets 2 with USB ports, built-in wardrobe, radiator & rear aspect double glazed window.

Family Bathroom

Fully tiled suite comprising low level WC, pedestal wash basin & bath with mixer tap. Shaver point, extractor, spotlights, tiled flooring, chrome towel radiator & rear aspect double glazed window.

Outside

The front of the property is set behind a lawned garden with levelled pathways leading to front door & parking areas, enabling access for wheelchair users. There is a brick weave driveway in front of the single garage which has electric points, lighting, remote controlled insulated sectional garage door and personal door. Outside sockets & tap.

The rear garden is fully enclosed and mainly laid to lawn with a patio adjoining the property. There is a path alongside the property giving access to the front.

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- Property is ready for immediate occupation
- Prime Select Development of Only 5 Homes
- Lawned Front & Rear Garden
- Highly Sought After Village Location
- Finished to an Excellent Standard Throughout

Tenure: Freehold EPC Rating: B

Council Tax Band: E



Ground Floor



First Floor



Garage

£450,000

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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