



Norwich Road, Cawston, Norwich, NR10 4EX

welcome to

Norwich Road, Cawston, Norwich

Don't miss this spacious, Semi-Detached House with an impressive 40ft long Kitchen/Diner, 2 Reception Rooms and 3 Bedrooms. Outside you'll find generous gardens, Garage and ample off-road parking. Viewing is highly recommended!



Description

This extensively extended, Semi-Detached property is set in the sought after village of Cawston. The property enjoys 3 Bedrooms, Lounge with electric fire, Dining Room and a fantastic 40" long Kitchen, which has been divided into 2 areas. The property also benefits from LPG heating & double glazed windows throughout. Outside offers ample off-road parking, larger than average Garage and well-kept generous gardens.

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.

Kitchen/Diner

40' 4" x 12' 8" max (12.29m x 3.86m max)

Stunning large room with generous Dining Area which has tiled flooring and opens to a Kitchen which is fitted with a range of wall & base units, work surfaces over with sink & drainer units. Electric cooker point, electric hob with hood over, plumbing for dishwasher and ample space for fridge/freezers. Tiled flooring, spotlights, double aspect from front & rear double glazed windows and door to the side, radiator & TV point. Door to:

Family Room

17' 11" x 12' 11" (5.46m x 3.94m)

Stairs to first floor with under stairs space, TV & BT points, radiator & double glazed window and wood effect flooring. Door to Conservatory, door to outside & sliding door to Lounge.

Conservatory

TV point, radiator, double glazed windows & door to outside.

Lounge

23' 2" x 14' 7" (7.06m x 4.45m)

Electric fire with surround, wall panelling, wood effect flooring, BT & TV points, radiator, double glazed windows to front & 2 skylights.

Side Hall

Coat cupboard, tiled flooring, heated towel rail & double glazed window. Door to outside.

First Floor Landing

Built-in cupboard, loft access with ladder & double glazed window. Doors open to Bedrooms & Shower Room.

Bedroom One

13' 11" x 11' 11" (4.24m x 3.63m)

Fitted wardrobes & drawers, TV & BT points and combi central heating boiler to one cupboard. Radiator & 4 double glazed windows.

Bedroom Two

13' x 8' 11" (3.96m x 2.72m)

Built-in wardrobe, TV point, radiator & double aspect from 4 double glazed windows.

Bedroom Three

9' 5" x 8' 9" (2.87m x 2.67m)

Radiator & 2 double glazed windows.

Shower Room

Suite comprising low level WC, wash basin with vanity unit & double shower cubicle. Tiled walls, electric wall heater, extractor fan & spotlights. Radiator, 2 double glazed windows and wood effect flooring.

Outside

To the front of the property is a large gravel driveway, providing ample off-road parking & leads to a larger than average Garage.

Garage: (23'10 x 11'6) with power, lighting, plumbing for washing machine & personal door to the side.

To rear is large L- shaped garden, which has sheds & a Summer House, a patio & laid to lawn with well-established shrub borders. There is outside lights, tap and electric points to the front & rear.



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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welcome to

Norwich Road, Cawston, Norwich

- Stunning Semi-Detached Property
- 3 Bedrooms & 2 Reception Rooms
- 40ft Kitchen/Diner
- Larger than average Garden
- Detached Garage
- Ample Off-Road Parking
- Sought After Village Location

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers in excess of
£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AYS110017 - 0005

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