



**Fairfields, Cawston, Norwich, NR10 4AS**

**welcome to**

**Fairfields, Cawston, Norwich**

Viewing is highly recommended, in order to appreciate the space and quality this exceptional 2 Bedroom, detached Bungalow has to offer! With internal accommodation to include Kitchen, Shower Room & Lounge/Diner, while outside has gardens to the front, side and rear and access to a parking space.



## Description

Don't miss this truly delightful, detached Bungalow set on a corner plot location in the 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.

This property has been kept in excellent order throughout & enjoys accommodation to include 2 double Bedrooms, re-fitted Kitchen & Shower Room and Lounge/Diner with open fireplace. Externally offers front, side & rear gardens and access to a parking space to the rear (please see Agent's Note).

## Area Description

Cawston 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 Marriotts 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 Porch

uPVC front door, wood effect floor & double glazed window opening into Lounge.

## Lounge

18' 1" x 10' 4" max (5.51m x 3.15m max)  
Double aspect room with open feature fireplace with surround, wall lights, TV point & 2 double glazed windows. Doors to Kitchen & Hallway.

## Re-Fitted Kitchen

10' 1" x 8' 4" (3.07m x 2.54m)  
Re-fitted kitchen with a range of base units with wood effect work surface over, tiled splash back and stainless steel sink and drainer unit. Electric cooker point with stainless steel cooker hood, open cupboard providing space for a standard fridge/freezer & plumbing for washing machine. Wood effect flooring, front aspect double glazed window & uPVC door to outside. Radiator.

## Inner Hall

Doors to Bedrooms & Bathroom. Loft access

## Bedroom One

11' 8" x 10' 1" (3.56m x 3.07m)  
Tall radiator & double glazed window and doors to outside.

## Bedroom Two

11' 8" max x 8' 5" (3.56m max x 2.57m)  
Radiator & rear aspect double glazed window.

## Re-Fitted Shower Room

Suite comprising low level WC, wash basin vanity unit & double shower cubicle. Tiled floor, spotlights, airing cupboard, radiator & double glazed window.

## Outside

To the front of the property is a lawned garden, with paved path and steps up to the front porch. To one side of the property is a gate giving access to the rear garden via a paved and brick weave path, and has the wall hung external oil-fired boiler fitted. To the other side is a lawned area, with fence panels & gate giving further access to the rear garden.

The rear garden is laid to lawn with a patio area and shrub & planted border. A hedge runs front to rear, aiding to seclusion.

## Agent's Note

This property has a dropped kerb, which used to give access to parking spaces at the rear. The current vendor has placed double fence panels, closing the access. However, these could be removed & access re-instated, which is suitable for 2 vehicles.



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.localagent.com](http://www.localagent.com)

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## Fairfields, Cawston, Norwich

- Detached 2 Double Bedroom Bungalow
- Re-Fitted Kitchen & Shower Room
- Lounge/Diner with Open Fireplace
- Easy access to Norfolk Coast & Norfolk Broads
- Catchment for Reepham High School & College
- Close proximity to the Market Towns of Aylsham & Reepham
- Potential to Re-Open Driveway, Front & Rear Gardens
- Drop Kerb Access to End of The Rear Garden

Tenure: Freehold EPC Rating: D

# £285,000



Please note the marker reflects the postcode not the actual property

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