



Fairfields, Cawston, Norwich, NR10 4AS

welcome to

Fairfields, Cawston, Norwich

Don't miss this exceptional 2 Bedroom detached Bungalow! Internal accommodation includes Kitchen, Shower Room and Lounge/Diner, while outside has gardens to the front, side & rear and dropped curve at end of rear garden for parking which would allow entry into the driveway suitable for 2 cars.



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, dropped curve at end of rear garden for parking which would allow entry into the driveway suitable for two vehicles. (Driveway temporarily closed with double fence panels). Side garden suitable for a considerable extension to the property (stpp).

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 curve which potentially can give access to the driveway if reopened which is suitable for two vehicles.
The current vendor has placed double fence panels temporarily closing the access.
These could easily be removed reinstating the parking spaces/driveway.



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

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 and the City of Norwich
- Catchment for Reepham High School & College
- Close proximity to the Market Towns of Aylsham & Reepham
- Potential to Re-Open Driveway by removing double fence panels.
- Side garden suitable for a considerable extension to the property (stpp)

Tenure: Freehold EPC Rating: D

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYS109453 - 0017

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