

# Arnolds | Keys



**Kilburn, 28 Cawston Road, Reepham, NR10 4LU**

**Offers Over £350,000**

- SUBSTANTIAL FRONT AND REAR GARDENS
- TWO BEDROOMS
- AMPLE OFF ROAD PARKING
- DETACHED GARAGE
- CLOSE TO MARKET PLACE IN REEPHAM
- THREE RECEPTION ROOMS
- EXTERNALLY ACCESSED STORE ROOM
- CLOSE TO LOCAL AMENITIES

# 28 Cawston Road, Reepham NR10 4LU

Nestled on a generous plot measuring just over 0.3 of an acre, this two bedroom detached bungalow is ideally located close to the sought-after market town of Reepham and offers versatile accommodation with two bedrooms, three reception rooms, off road parking and a garage.



Council Tax Band: C



## DESCRIPTION

This two bedroom detached bungalow is ideally positioned close to the sought after historic market town of Reepham; with a range of amenities on your doorstep.

The property is nestled within a substantial plot, measuring just over 0.3 of an acre, with a large frontage and rear garden backing onto the Marriotts Way, it is perfect for the keen gardener. There is also a large driveway providing ample off road parking and a garage. Although the property does require modernisation, there is plenty of scope, space and potential to make this home your own. Internally the property briefly comprises of an entrance hall with cloakroom, kitchen, three reception rooms; including a garden room, two bedrooms and a family bathroom.

## ENTRANCE PORCH

UPVC door to front entrance, double glazed window to side aspect, carpet flooring.

## CLOAKROOM

Single glazed window with obscured glass to front aspect, WC, carpet flooring.

## KITCHEN

Double glazed window to side aspect, timber framed door to porch, comprising wall and base units with worksurface over, inset stainless steel sink and drainer, electric hob with cooker hood over, fitted electric oven, space and plumbing for a washing machine and dishwasher, radiator, built in pantry cupboard.

## DINING ROOM

Dual aspect with double glazed window to side aspect and window to conservatory, radiator, carpet flooring.

## BEDROOM TWO

Double glazed window to front aspect, built in double wardrobe with sliding doors, carpet flooring, radiator.

## BEDROOM ONE

Dual aspect with double glazed window to front and side aspect, walk in storage cupboard with shelving units, carpet flooring, radiator.

## BATHROOM

Double glazed window with obscured glass to rear

aspect, fitted with a four piece suite comprising bath with mixer tap, shower cubicle with electric shower, WC and wash hand basin fitted into vanity unit, carpet flooring, radiator

## LIVING ROOM

Double glazed window to rear aspect, double glazed sliding door to conservatory, electric fireplace with tiled surround, hearth and mantle over, carpet flooring, radiator.

## CONSERVATORY

Double glazed sliding patio door to rear garden, double glazed window to side aspect, carpet flooring.

## EXTERNAL

To the front the property is mainly laid to lawn and is bordered with a range of mature shrubs and hedging, a shingle driveway leads round to the side of the property allowing further parking and access to the detached garage with up and over door, power and lighting. To the side of the property there is also an externally accessed storeroom.

To the rear the garden is also mainly laid to lawn with a patio area accessed from the garden room, a range of mature shrubs, hedging and a monkey puzzle tree. The rear garden backs onto the Marriotts Way and the historic trainline.

## AGENTS NOTES

This property is freehold.

Oil fired central heating.

Mains drainage, electricity and water connected.

Council tax band: C (Broadland)



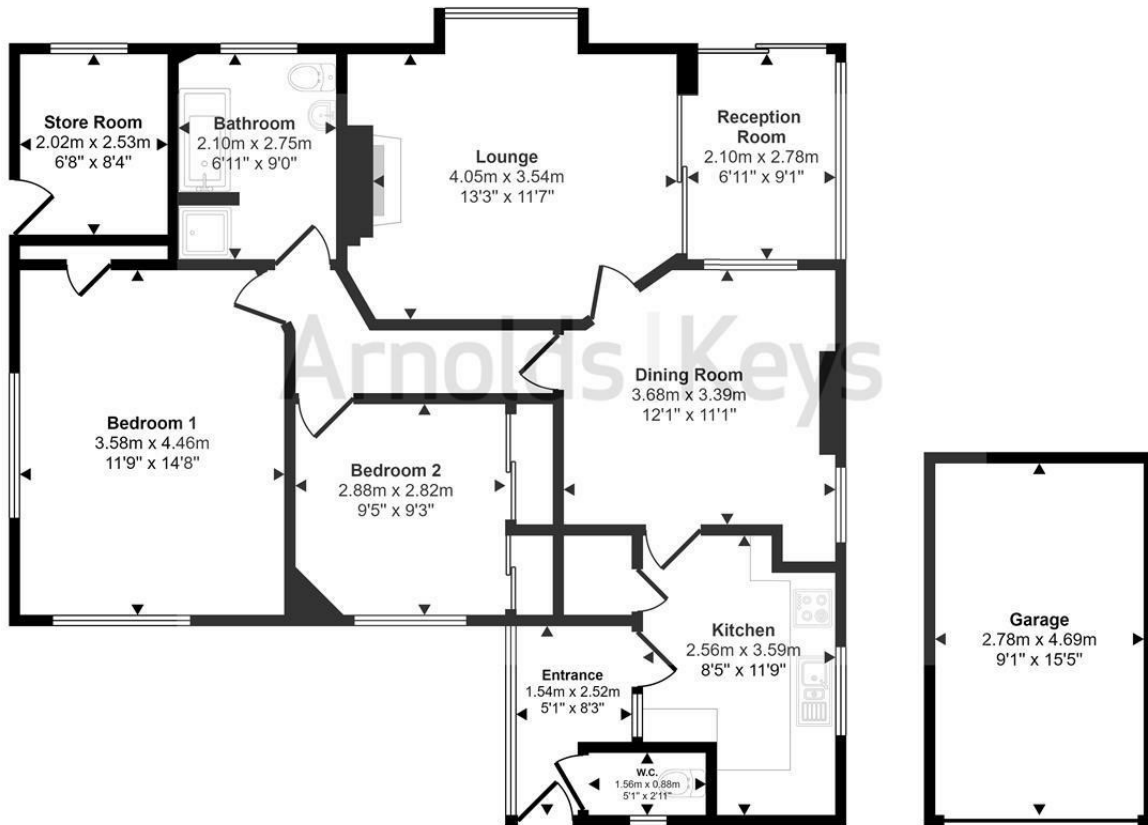
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>29</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
108 sq m / 1162 sq ft



Floorplan  
Approx 95 sq m / 1021 sq ft

Garage  
Approx 13 sq m / 140 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

