



**Marshall Howard Close, Cawston, Norwich, NR10 4TB**



**welcome to**

**Marshall Howard Close, Cawston, Norwich**

Excellent space over 3 floors in a small, village cul-de-sac, with local amenities and also handy for local market towns. WOW factor hall entrance with gallery landing above, Dining Kitchen, Garden Room & 5 Bedrooms in all!

Call us now, to book your viewing!



## Description

One of the larger, modern village houses we have seen in recent years. An impressive 5 Bedrooms arranged over 3 floors. An imposing hallway entrance with gallery style landing overhead. The 23' Dining Kitchen opens to a very pleasant Garden Room, in addition to a large Lounge.

Outside it offers double Garage and sizeable gazebo to the rear garden will add to the idea of the lifestyle on offer here. Cawston offers a range of amenities and is only about 3 miles from the historic market town of Reepham, with its highly regarded High School and 6th Form College. The coast and city are each within c. 30 minutes' drive.

## Entrance Porch

Wide canopy approach with beam supports. Double glazed front door opens to hallway.

## Spacious Entrance Hall

14' 8" max x 9' 7" max (4.47m max x 2.92m max)

With balustrade stairway leading off to a gallery style landing overhead, under stairs cupboard & radiator. White panel doors open off.

## Lounge

21' 9" x 12' (6.63m x 3.66m)

A through-room with double glazed front window & double glazed doors to rear garden. Fire place with beam mantle & tile hearth (not in use but housing an electric 'wood burner' in place). 2 radiators.

## Cloakroom

Suite comprising of WC & wash basin. Radiator and double glazed window.

## Utility Room

9' 8" x 8' 1" (2.95m x 2.46m)

Fitted range of wall & base units, work surface with stainless steel sink and tiling surround. Plumbing for washing machine, cupboard housing oil boiler, radiator & front aspect double glazed window.

## Kitchen / Diner

23' 1" x 11' (7.04m x 3.35m)

Fitted with a modern range of wall & base units, work surface with 1 1/2 bowl sink unit and lighting over. Peninsula island unit. Stainless steel range-style cooker with glass & stainless steel cooker hood over. Fridge/freezer & dishwasher. 'Woodgrain style' tile flooring and double glazed windows to the rear & side aspect. Opens through to:

## Garden Room

12' 1" x 11' 10" (3.68m x 3.61m)

3 sides of double glazed windows overlooking garden & double glazed door opening out to patio. Recessed lighting.

## First Floor Landing

Gallery style with natural wood balustrade to 3 sides of stairwell and the stairway leading to 2nd floor. Shelved cupboard, airing cupboard, radiator & front aspect double glazed window. White panel doors open to 1st floor accommodation.

## Bedroom One

15' 2" x 11' 10" (4.62m x 3.61m)

With radiator & front aspect double glazed window. Opening to Dressing Area (7'4"x5'8") with built-in double door wardrobe. Door opens to En-Suite.

## En-Suite

Suite comprising of WC, wash basin with unit beneath & shower cubicle. Tiling to floor & walls, recessed lighting, radiator & double glazed window.

## Bathroom

Suite comprising of WC, wash basin with unit beneath and bath with mixer taps & shower over. Tiling to walls & floor, chrome towel radiator and double glazed window.

## Bedroom Two

11' x 9' 4" min extending to 11' 10" max (3.35m x 2.84m min extending to 3.61m max)

With radiator & rear aspect double glazed window.

## Bedroom Three

11' 10" max x 9' 9" max (3.61m max x 2.97m max)

Double door wardrobe to one corner, radiator & front aspect double glazed window.

## Second Floor Landing

With sloped ceiling and door to either side.

## Bedroom Four

17' 8" x 9' 6" (5.38m x 2.90m)

Vaulted ceiling with 2 roof light windows with blinds. Double glazed end window. Radiator & 2 access points to eaves storage.

## Bedroom Five

10' 8" x 9' 6" (3.25m x 2.90m)

Vaulted ceiling with roof light window & double glazed end window. Corner alcove & radiator.

## Outside

### Front

Surfaced driveway and shingle offers parking in front of the Double Garage (16'9"max x17'7"max) - with 2 up & over doors, power and lighting.

Further space to park to one side, leading on to the rear & to the other a gate with paved path to rear with oil tank and timber garden shed.

Small lawn with young trees, shrubs and flowers planted.

### Rear

Large paved patio adjoins the house, accessed from Lounge & Garden Room. Lawn beyond with flower & shrub beds. Timber built Gazebo (11'9"x7'3"). To the side and beyond is a paved area leading to the front with large raised planter.



**view this property online** [williamhbrown.co.uk/Property/RPM102328](http://williamhbrown.co.uk/Property/RPM102328)



welcome to

## Marshall Howard Close, Cawston, Norwich

- 5 Bedrooms over 3 Floors
- Modern 23' Dining Kitchen
- Garden Room & Large Lounge
- Cloaks WC, Bathroom & En-suite
- Double Garage & Gazebo
- Oil Heating, Double Glazing & Solar Panels
- Small Village Cul-de-Sac Location

Tenure: Freehold EPC Rating: C

guide price

**£525,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RPM102328](http://williamhbrown.co.uk/Property/RPM102328)



Property Ref:  
RPM102328 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01603 873208**



Reepham@williamhbrown.co.uk



4 Townsend Court, REEPHAM, NORWICH,  
Norfolk, NR10 4LD



**williamhbrown.co.uk**