



New Street, Cawston, Norwich NR10 4BN

welcome to

New Street, Cawston Norwich

Don't miss this charming 2 Bed Semi-Detached Period Cottage, located in the village of Cawston! Internally the property has many character features to include exposed brickwork fireplace with wood burner and double-glazed Sash style windows, while outside offers a delightful cottage style garden.



Description

This well- presented 2 Bedroom, Period House is on the end of a row of three, just off the village centre. It features a Kitchen/Breakfast Room and an enclosed cottage-feel patio garden to the rear and has oil-fired radiator heating.

The market town of Reepham lies about a 10 minute drive, with further amenities and the Coast is about a 30-minute drive away.

Living Room

13' 3" x 12' 9" max narrowing to 8' 3" min (4.04m x 3.89m max narrowing to 2.51m min)

With modern double glazed front door and large sash style double glazed window. A stair way leads off, one side with space beneath. Exposed brick work fireplace with wood burner, mantel piece surround & tiled hearth, natural wood effect laminate floor & radiator. Natural wood stable door opens to Kitchen.

Kitchen / Breakfast Room

13' max x 9' 1" (3.96m max x 2.77m)

Fitted with a range of wall & base units, work surface over with stainless steel sink and tiling surround. Range-place recess to chimney breast with range-style cooker, plumbing for washing machine & space for fridge /freezer. Tiled floor, radiator, oil boiler & rear aspect double glazed window. Part-glazed door to Conservatory.

Conservatory

10' 7" x 8' 3" (3.23m x 2.51m)

Tall glass window panels to 3 sides, sliding patio door to rear garden, glazed roof & tiled floor.

First Floor Landing

Natural wood doors open to Bedrooms & Bathroom.

Bedroom One

10' 9" x 9' 4" max (3.28m x 2.84m max)

Curtained wardrobe & shelved storage, corner alcove alongside chimney breast, decorated floorboards, section of sloped ceiling, radiator & front aspect double glazed sash style window.

Bedroom Two

12' 3" x 6' 1" (3.73m x 1.85m)

Section of sloped ceiling, natural wood effect laminate floor, radiator & rear aspect double glazed window.

Bathroom

WC, wash basin & bath with shower over. Part-tiled room, curtained shelving, radiator & double-glazed window.

Rear Garden

To the rear the house enjoys an enclosed cottage style garden with an array of established plants, paved patio for sitting out and a side path leading from the front.



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.



view this property online williamhbrown.co.uk/Property/RPM103365



welcome to

New Street, Cawston Norwich

- Two Bedrooms
- Cottage Style Enclosed Garden
- Kitchen/Breakfast Room
- Fireplace with Wood Burner
- Oil Heating

Tenure: Freehold EPC Rating: D

offers over

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RPM103365](https://www.williamhbrown.co.uk/Property/RPM103365)



Property Ref:
RPM103365 - 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 buyers 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](https://www.williamhbrown.co.uk)