



**Aylsham Road, Cawston Norwich NR10 4AR**

**welcome to**

**Aylsham Road, Cawston Norwich**

This well-presented 3 bedroom semi enjoys front and rear gardens, engineered oak flooring and a garden home office. Situated in the popular village of Cawston.



### Canopied Front Entrance

With a double-glazed door opening to

### Hallway

With radiator, coats hanging, natural wood floor, stairway leading off

### Living Room

24' 9" x 12' 5" max narrowing to 7' 7" min ( 7.54m x 3.78m max narrowing to 2.31m min )

A double aspect 'through-room' with double-glazed front and rear windows with blinds. Column style radiator to the front and traditional radiator to the rear. Natural wood flooring, wood burner to wide chimney breast with beam above and tiled hearth.

### Kitchen

9' 10" x 7' 7" ( 3.00m x 2.31m )

With double-glazed rear window looking to garden and double-glazed door opening outside. Fitted range of base and wall units, work surfaces have stainless-steel sink, natural wood floor, space for dishwasher and fridge-freezer plus slot in cooker space.

### Utility Cupboard (understairs)

With plumbing and space for washing machine and oil-fired boiler.

### First Floor Landing

With white panelled doors opening off, balustrade to side of stairwell.

### Bedroom 1

11' 4" x 9' 6" ( 3.45m x 2.90m )

Large double-glazed rear window with blinds, radiator.

### Bedroom 2

13' max x 8' 2" ( 3.96m max x 2.49m )

With full width double-glazed front window, blinds, radiator, airing cupboard.

### Bedroom 3

9' 11" max x 7' 4" max ( 3.02m max x 2.24m max )

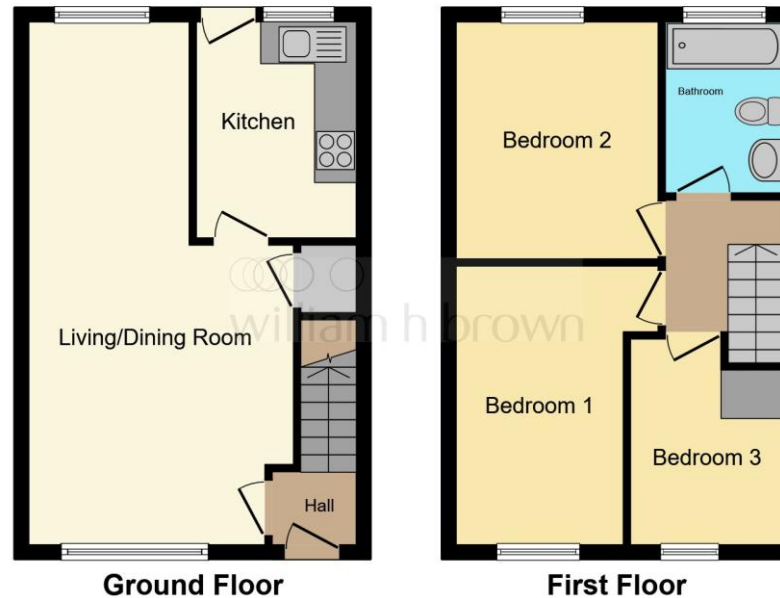
An L shaped room with double-glazed front window with blinds. Radiator, stairwell bulk head to one corner of the room (5'2" x 3'3") offering display space and some potential to for a wardrobe cupboard above.

### Bathroom

Refurbished and refitted in 2024 with new suite, W.C, wash basin with unit below and bath. Tiling to floor and walls, heated chromed finished towel radiator.

### Outside

To the front, the property is set behind a lawned garden with a pathway leading to the front door. To the rear, a sizeable, paved patio adjoins the house with lawn beyond with side gate and path to the front. Fence with rear gate. Contained to the far end of the rear garden is a nicely finished HOME OFFICE 8'9"X 6' with double-glazed doors from the garden and wood floor. Enjoys power and light, presently fitted out to the owner's home office.



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



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## Aylsham Road, Cawston Norwich

- Reepham School Catchment Area
- Garden Office
- Recently Re-Fitted Bathroom
- 24'9" Living Room
- Oil heating and Double-Glazing

Tenure: Freehold EPC Rating: D

# £240,000



Please note the marker reflects the postcode not the actual property

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william h brown



**01603 873208**



Reepham@williamhbrown.co.uk



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



**williamhbrown.co.uk**