



**Chapel Street, Cawston Norwich NR10 4BG**

welcome to

## Chapel Street, Cawston Norwich

3 Bedroom single storey cottage offering more space than you might imagine - go have a look!



### Entrance Porch

With double-glazed front door, beam finish to ceiling, beamed finish to shallow vaulted ceiling, tiled floor, natural wood and glass door opens to

### Hallway

With front window, double-door cupboard built-in, natural wood latch style doors, access off to all rooms ( excluding one bedroom)

### Lounge

19' 9" x 10' 2" max extending to 9' 6" min ( 6.02m x 3.10m max extending to 2.90m min )

With double-glazed front window and wide double-glazed doors opening off to the patio garden. Feature brick work and beam surround to ornamental fireplace, with log burner style electric heater, feature bread oven along side (not in use) and shelved cupboard. Electric heater. Door opens off to

### Bedroom 1

10' 9" x 8' 7" min at wardrobes ( 3.28m x 2.62m min at wardrobes )

Double-glazed window to either side overlooking courtyard and patio garden spaces, full width range of fitted wardrobe furniture, electric heater.

### Kitchen

7' 8" x 6' 6" ( 2.34m x 1.98m )

With double-glazed window overlooking patio garden, fitted range of modern base and wall units, granite work surfaces to three sides. White Belfast style sink. Concealed lighting over work surfaces, space to slot in cooker. washing machine, fridge and freezer, tiled floor

### Shower Room

With double-glazed window, tiling to floor and walls, chrome heated towel rail, extractor fan, W.C, washbasin, large shower cubicle, fan heater.

### Bedroom 2

9' 10" x 9' 6" ( 3.00m x 2.90m )

With double-glazed window looking to patio garden, electric heater

### Bedroom 3

With double-glazed window and double-glazed door opening out to rear courtyard garden

### Outside

Approached from the road by a private shared driveway leading to your two parking spaces and a small timber garden shed.

The main garden area is enclosed and laid to paved patio with plenty of space for sitting out and dining Alfresco. The remainder is stone chipped for ease of maintenance. Further timber garden shed. A pathway with gate leads to the front door and beyond this to a small courtyard area which is accessed from bedroom 3.



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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## Chapel Street, Cawston Norwich

- NO ONWARD CHAIN!
- 3 Bedroom cottage
- 19'9" Living Room
- Modern Kitchen and Shower Room
- Courtyard Garden

Tenure: Freehold EPC Rating: E

# £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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