









# 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 (  $3.28m \times 2.62m$  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 layed 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





# welcome to

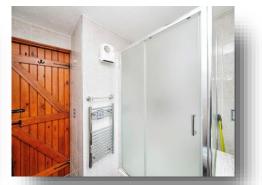
# **Chapel Street, Cawston Norwich**

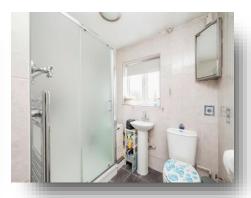
- NO ONWARD CHAIN!
- 3 Bedroom cottage
- 19'9" Living Room
- Modern Kitchen and Shower Room
- Courtyard Garden

Tenure: Freehold EPC Rating: E

£240,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RPM103547



Property Ref: RPM103547 - 0005 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.





01603 873208



Reepham@williamhbrown.co.uk



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



williamhbrown.co.uk

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.