



Glebe Crescent, Cawston, Norwich, NR10 4BD

welcome to

Glebe Crescent, Cawston, Norwich

A roomy 4 Bedroom semi with extensive (0,2 acres STMS) plot tucked away setting away from the road backing fields and with large outbuilding approximately 400 sqft.



Description

This well-presented and 4 Bedroom semi enjoys a tucked away setting off the road and extensive gardens, approximately 0,2 acres in all subject to measured survey. It backs open field towards big sunsets and has the added bonus of a large block built outbuilding approximately 400 sqft in all. Generous kitchen diner, living room and conservatory all add to the appeal. The vendors of this property are prepared to consider breaking the chain for a strong buyer if needed.

Agents Note

We feel that the outbuilding offers great potential but must advise prospective buyers to check their intended use meets with local authority regulations, prior to offering.

Hallway

With entrance door from side, small side window, radiator, balustrade stairway leading off, under stairs space.

Cloak Room W.C.

With W.C., wash basin with corner unit, tiled floor, recess to one wall, extractor fan.

Living Room

22' 10" max x 13' 8" max narrowing to 10' 1" min (6.96m max x 4.17m max narrowing to 3.07m min)
With two double-glazed front windows, two radiators, wood burner to chimney breast with tiled hearth, natural wood flooring to one section.

Kitchen Dining Room

21' x 12' 4" max narrowing to 10' 5" min (6.40m x 3.76m max narrowing to 3.17m min)
With fitted range of base and wall units, natural wood work surfaces with tiled surrounds incorporating stainless steel sinks and drainer. Double-glazed window and double-glazed doors opening to rear conservatory. Tiling to floor, space for range style cooker with wide hood above. Radiator, recessed lighting and archway between kitchen and dining areas.

Conservatory

18' 8" x 8' 7" (5.69m x 2.62m)
Of brick construction with large, double-glazed windows to three sides and double-glazed doors opening out to rear garden. Natural wood finished laminate flooring.

First Floor

First Floor Landing

With natural wood doors opening off, radiator.

Bedroom 1

13' 8" x 11' 8" max narrowing to 11' min (4.17m x 3.56m max narrowing to 3.35m min)
With double-glazed front window, radiator, vaulted ceilings, natural wood finished laminate flooring. Door to

En-Suite

With wash basin, W.C, and shower cubicle. Extractor and shavers point, recessed lighting.

Bedroom 2

11' x 10' 3" (3.35m x 3.12m)
With double-glazed front window, radiator, built-in cupboard, natural wood finished laminate flooring.

Bedroom 3

12' x 8' (3.66m x 2.44m)
With double-glazed rear window overlooking garden to field beyond, radiator, vaulted ceiling, natural wood finish laminate flooring.

Bedroom 4

8' 6" min x 8' 1" min (2.59m min x 2.46m min)
With double-glazed rear window overlooking garden to field beyond, section of sloped ceiling, natural wood finish laminate flooring, Radiator.

Bathroom

With roof light window to sloped ceiling, chrome towel radiator, bath (shower above not functioning), wash basin with unit below, W.C. part tiling.

Outside

To the front the property is approached over the lane off the highway with green area opposite. Front of the house is sizeable area of shingled off road parking for a number of vehicles, an area of lawn with herb borders and flowers planted. The shingled driveway continues to the side of the house where double gates open to the rear. To the rear a sizeable area of lawned garden extends with a variety of established shrubs, beds, young trees and hedging planted. Feature archway. Plenty of colour within the garden and architectural plants for all year enjoyment. There is a timber garden shed. To the far end of the garden is an impressive OUTBUILDING 23'4" x 12'10" plus 10' x 10' area is block built and has been clad for aesthetic purposes and additional insulation. Double vehicular doors open, there is also a personal door, front window, tall window and glazed double doors opening out the rear and providing fine outlook to the fields to also enjoy attractive sunsets in that general direction. Power and light. To the side of the outbuilding a further door opens to a cupboard utility area approximately 23'5" x 4'8".



view this property online williamhbrown.co.uk/Property/RPM103598



welcome to

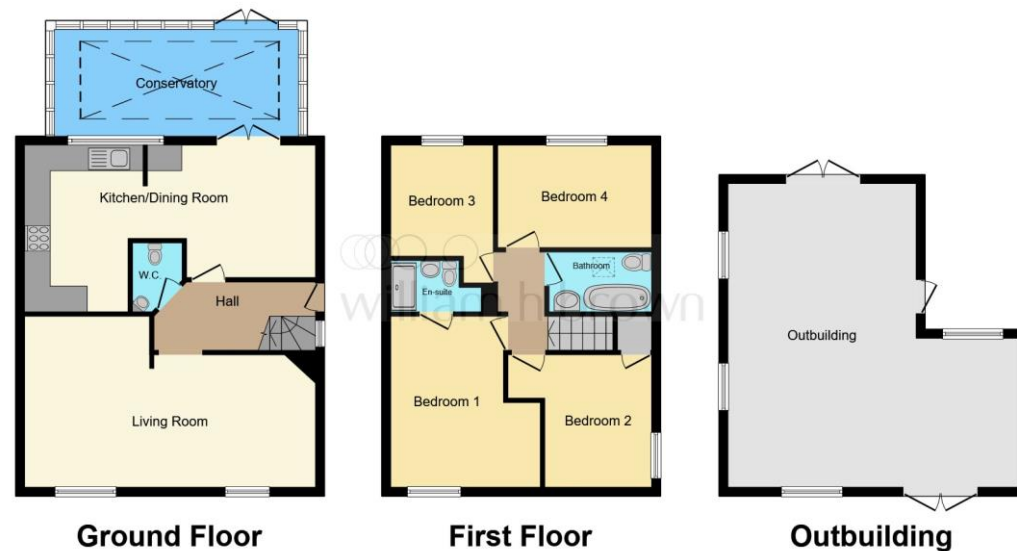
Glebe Crescent, Cawston, Norwich

- Tucked away setting off the road
- Extensive plot approximately 0,2 acres (STMS)
- Approx. 400 sqft outbuilding
- Oil-heating and double-glazing
- Reepham school catchment
- Approx. 30mins coast and city
- Option of no onward chain for a strong buyer

Tenure: Freehold EPC Rating: D

offers in excess of

£325,000



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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RPM103598



Property Ref:
RPM103598 - 0002

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



01603 873208



Reepham@williamhbrown.co.uk



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



williamhbrown.co.uk