



**New Street, Cawston, Norwich NR10 4AN**



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**New Street, Cawston, Norwich**

A spacious, 2 bed semi-detached cottage, with sizeable garden and parking in village location.



## Description

Situated in a well-served village. This 2-bedroom cottage enjoys a generous garden to the rear and off road parking for up to 2 vehicles. Inside, modern amenities combine with character features. There is a feature fireplace to the living room and a 14'3" kitchen which has been re-fitted to offer a wide range of units. Further features include beams, natural wooden latch style doors and a small ornamental fireplace to the main bedroom. Double glazed windows and solid fuel heating. Approximately 30 minutes from the coast and city centre.

## Living Room

14' 5" x 11' 7" ( 4.39m x 3.53m )

With front and rear windows and front door opening from New Street. Natural wood finish laminate flooring. Feature beamed fireplace with pammet hearth and fitted solid fuel stove (with back boiler for heating and hot water), recessed lighting, open tread and balustraded stairway leads off.

## Kitchen

14' 3" x 7' 8" ( 4.34m x 2.34m )

It offers modern fitted base and wall units, including concealed lighting and wine storage, Butler style sink, slot in cooker space with hood above and space for a washing machine. There is a double-glazed window and a part double-glazed door opening to the rear garden. Natural wood latch style stable door opens through to living room.

## Landing

With overhead beam, L-shaped in layout and with three natural wood, latch style doors opening off.

## Bedroom 1

11' 1" x 11' 6" ( 3.38m x 3.51m )

With double-glazed front window, ornamental fireplace feature, section of sloped ceiling, alcove to side of chimney breast and two natural wood doors opening to linen and wardrobe storage.

## Bedroom 2

9' 6" x 6' 10" ( 2.90m x 2.08m )

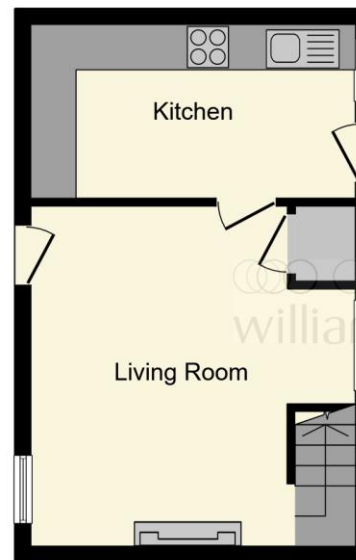
With double-glazed front window, section of sloped ceiling.

## Shower Room

With double-glazed front window, chrome towel radiator, recessed lighting, section of sloped ceiling, shower cubicle, WC and modern wash basin atop a cupboard unit.

## Outside

A sizeable and thoughtfully planned and planted garden stretches away to the rear with off road parking for two vehicles at the end, access from a small side road.



Ground Floor



First Floor

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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## New Street, Cawston Norwich

- Spacious End -Terrace Character Cottage
- Sizeable Garden
- Off-Road Parking for Two Cars
- Feature Fireplace
- 14'3" Kitchen with Modern Units

Tenure: Freehold EPC Rating: F

**£270,000**



Please note the marker reflects the postcode not the actual property

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