



**Norwich Road, Cawston Norwich NR10 4EX**



**welcome to**

**Norwich Road, Cawston Norwich**

A well-proportioned 4 bedroom semi with sizeable gardens and plenty of parking, option of ground floor bedroom. Non-estate village setting.



## Description

This property offers so much more than you might anticipate so well worth a look! A spacious 4-bedroom semi with 2 receptions given the option of a ground floor bedroom if needed.

Set well back from the road to the front with plenty of off-road parking to your side driveway which continues to the rear and enjoying spacious gardens stretching away to the rear. Enjoys a well-established, non-estate village setting, with oil-fired heating and double-glazing. The village offers a range of amenities including pub, cafe, shop and first school and is within catchment for the highly regarded schooling at nearby Reepham which is through to Sixth Form.

Approximately 30mins from the Coast and 17 mins from Norwich Airport (source AA).

## Entrance Porch

With double-glazed window panels and front door. Tiled floor. Glazed double doors open to;

## Entrance Hall

With natural wood finished floor, return stairway leading off, understairs cupboard, airing cupboard.

## Shower Room

With double-glazed window, tiled floor, units surround to WC and wash basin in set, shower cubicle, chrome towel radiator.

## Dining Room / Ground Floor Bed

11' 10" max x 11' 11" max ( 3.61m max x 3.63m max )

With large, double-glazed window overlooking front garden.

## Lounge

With natural wood floor, stone finished fireplace with displays to one corner, double-glazed double doors opening to conservatory.

## Kitchen Breakfast Room

12' x 11' ( 3.66m x 3.35m )

With fitted range of base and wall units including

work surfaces with tiled surround, stainless steel 1½ bowl sink unit, breakfast bar, slot in cooker space with hood above, space for fridge freezer, tiled floor.

## Conservatory

With double-glazed window panels looking to rear garden and double-glazed doors opening outside. Tiled floor fitted base units and plumbing for washing machine, dishwasher and power points.

## First Floor Landing

With balustrade to stairwell, large, double-glazed window, white panel doors opening off.

## Bedroom 1

12' 9" x 12' ( 3.89m x 3.66m )

With large double-glazed rear window overlooking garden.

## Bedroom 2

12' 2" max x 12' max ( 3.71m max x 3.66m max )

With large double-glazed front window in dorma style in section of sloped ceiling.

## Bedroom 3

11' x 9' 11" max ( 3.35m x 3.02m max )

With double-glazed dorma style rear window and section of sloped ceiling

## Bedroom 4

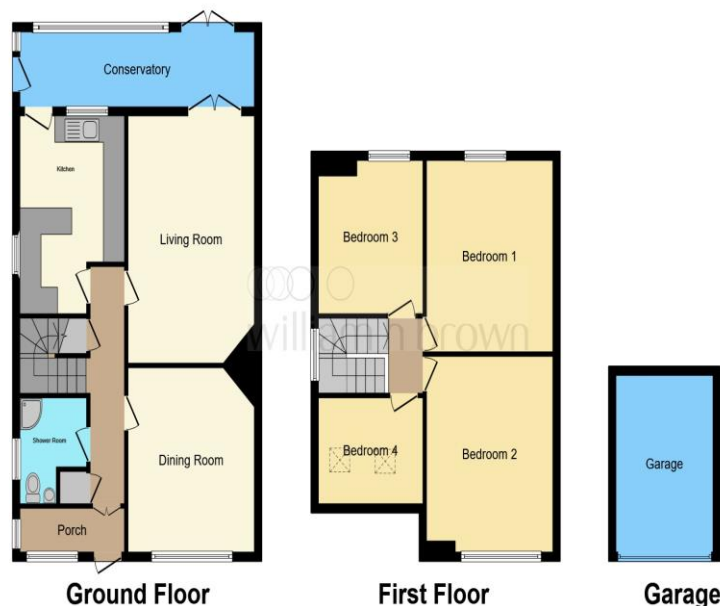
11' x 7' 2" ( 3.35m x 2.18m )

With 2 roof light windows to section of sloped ceiling (subject to local authority regulations, there could be some potential to provide home office and cloaks WC in this space, with shower room to ground floor below).

## Outside

To the front the property is set well back from the road with dwarf wall roadside, flower and shrub beds, lawn, shingle driveway for 4 cars and 5 bar gate opening to continued driveway leading to the rear. Originally the driveway continued around to the rear to access the garage building but the owners have opted to have a fence across the driveway for their own purposes but looks as if this could be opened again if needed.

To the rear of the property is an enclosed area of garden with lawn and paving pathway leading across to gate which opens to a sizeable area of garden at the rear, again lawned and enclosed and containing timber garden shed, green house and garage/workshop with double doors and being brick and block built.



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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## **Norwich Road, Cawston Norwich**

- Spacious 4 Bedroom, 2 Reception Room Semi
- Option of Ground Floor Bedroom
- Generous Gardens Extend Away to the Rear
- Set Well Back From the Road to the Front
- Plenty of Off Road Parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

# £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RPM103772 - 0005

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