



Chapel Street, Cawston, Norwich, NR10 4BG

welcome to

Chapel Street, Cawston, Norwich

A spacious Semi-detached home which features Three Bedrooms, Two Reception Rooms, lovely features throughout and a large garden extending to the rear.



Description

A good looking older style Semi-detached House in a non-estate village setting. Featuring 3 Bedrooms, 2 Reception Rooms and plenty of features you might not expect. Double doors open to a spacious Entrance Hall with natural wood flooring and stairway to the first floor ahead of you. The main Bedroom has an En-suite plus there is a Family Bathroom and ground floor Wet Room. The real wow factor is a large garden which stretches away to the rear and has vehicle access from an adjoining lane.

The property is located in the village of Cawston which offers a variety of amenities to include village shop, post office, public house, primary school, bowling club/green, access to Marriotts Way and village hall offering a mixture of activities. Cawston is only 14 miles from Norwich International Airport and 15 miles from the popular seaside town of Sheringham. Aylsham which is only 3 miles away has a range of shops, public houses, supermarkets and secondary school and has weekly Markets and Farmers Markets twice a month. Reepham is around 3 miles away and also hosts weekly markets and has a much sought after secondary school/college which (subject to availability) the property is in the catchment area for.

Entrance Porch

Double glazed entrance doors open into porch and leads into;

Entrance Hall

Generous reception space, with natural wood flooring and a return stairway with balustrade off to first floor. Natural wood panel doors lead off to other rooms. Deep understairs cupboard with a small window and oil fired boiler.

Living Room

13' x 15' max (3.96m x 4.57m max)

Double aspect room with a feature double glazed bay window to the front, double glazed side window and tiled fireplace surround.

Dining Room

9' 6" x 7' 11" (2.90m x 2.41m)

Tall double glazed front window and natural wood floor.

Kitchen / Breakfast Room

12' x 10' (3.66m x 3.05m)

Kitchen with fitted wall and base units, work surfaces over with tiled surround and stainless steel sink with drainer. Electric hob with hood over and separate double oven, integral fridge/freezer and dishwasher included. Natural wood flooring & double glazed door open to rear garden patio.

Utility Room

11' 4" x 8' 6" (3.45m x 2.59m)

Large double glazed rear window, tiled floor, fitted wall and base units, work surfaces over with stainless steel sink and drainer, space for washing machine and tumble dryer.

Wet Room

Suite comprising shower cubicle, WC & wash basin. 2 double glazed windows, tiled walls, recess lighting and extractor fan,

Second Porch

Double glazed window to the front, double glazed double doors to the rear, tiled floor and access to the Wet Room.

First Floor;

Landing

Balustrade to wide stairway, tall double glazed window over the stairs & natural wood doors leading off;

Bedroom One

13' 8" max x 13' max (4.17m max x 3.96m max)

Large double glazed window to the front with field views & fireplace retained but not in use.

En Suite

Suite comprising of shower cubicle, WC & wash basin with units below. Towel rail, double glazed window, part tiled, recess lighting and extractor fan,

Bedroom Two

12' 5" x 12' 7" (3.78m x 3.84m)

Dormer style double glazed window with view to fields, fitted wardrobe and storage along section of sloped ceiling.

Bedroom Three

10' x 10' (3.05m x 3.05m)

Double glazed rear window.

Bathroom

Suite comprising of bath, WC and wash basin. Towel rail, double glazed window, part tiled, extractor fan and 2 door airing cupboard.

Outside

The front the property is set behind brick pillars with decorative railings which match the entrance gate onto the approached path with lawn and flowering shrub beds.

To the rear the main garden is one of the most attractive features here being a surprisingly extensive size stretching away to the rear, laid to lawn with flower and shrub bed borders and Greenhouse. Gates from the side driveway open to the lane, open to a surface area parking. There is a kitchen garden to the far end, oil tank for the heating system and paved patio with timber & asbestos garage.



view this property online williamhbrown.co.uk/Property/RPM103826



welcome to

Chapel Street, Cawston, Norwich

- Three Bedrooms
- Two Reception Rooms
- En-suite, Bathroom & Ground Floor Wet Room
- Oil Fired Heating & Double Glazed Windows
- Plenty of Parking
- Range of Amenities in Village
- Extensive Rear Garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C



Ground Floor



First Floor

offers in excess of
£350,000

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/RPM103826



Property Ref:
RPM103826 - 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 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.



william h brown



01603 873208



Reepham@williamhbrown.co.uk



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



williamhbrown.co.uk