



Paul Engelhard Way, Cawston, Norwich, NR10 4FB

welcome to

Paul Engelhard Way, Cawston, Norwich

A roomy and modern detached house, located on the edge of the village of Cawston. Boasting 4/5 bedrooms, 2/3 reception rooms, kitchen/breakfast room, utility room, en suite shower room & separate family bathroom, ample off-road parking, double garage, countryside views and much more...



Located at the end of a cul-de-sac with several views to the countryside, is this 4 bedroom and 3 reception room detached house. With a sizeable double garage and parking for up to 4 vehicles, this property is a short walk from the popular Marriott's Way, a 26 mile footpath and cycle way.

Entrance Hall

Double glazed front door, coat cupboard and radiator. Balustrade railing to turning stairway with a gallery style landing above.

Ground Floor W.C

WC, hand wash basin and radiator. Double glazed window.

Study / Bedroom 5

11' 2" x 7' 5" (3.40m x 2.26m)
Double glazed window to front aspect and radiator.

Lounge

19' 10" plus Bay x 11' 4" (6.05m plus Bay x 3.45m)
Double glazed bay window to front aspect and ornamental fireplace surround to electric fire. Double glazed patio doors to rear garden and two radiators. Double doors leading to:

Dining Room

13' 2" x 10' (4.01m x 3.05m)
Double glazed window to rear aspect and radiator. Door to hallway.

Kitchen / Breakfast Room

11' 9" min x 11' 2" (3.58m min x 3.40m)
Fitted kitchen with wall and base units, work surface with 1 1/2 bowl sink. Electric oven and gas bottled hob with cooker hood over. Plumbing for dishwasher, Fridge freezer. Built in shelved cupboard. Tile flooring and radiator. Double glazed rear window

Utility Room

Wall and base cupboards with work surfaces over, tiling surround. Plumbing for washing machine. Radiator and double glazed door leading to outside.

First Floor Landing

Balustrade to two sides of stairwell giving a gallery effect. Airing cupboard, double glazed window to front aspect and radiator. Panelled doors leading off to bedrooms and bathroom.

Master Bedroom

12' 2" x 10' 4" (3.71m x 3.15m)
Built in wardrobes, radiator and double glazed window to rear aspect. Door into:

En Suite Shower Room

WC, hand wash basin and shower cubicle. Shaver point, radiator and double glazed window.

Bedroom Two

11' 4" x 11' 4" (3.45m x 3.45m)
Double glazed window to rear aspect and radiator.

Bedroom Three

11' 4" x 8' 4" (3.45m x 2.54m)
Double glazed window to front aspect and radiator.

Bedroom Four

10' 1" max x 9' 3" max (3.07m max x 2.82m max)
Double glazed window to rear aspect and radiator.

Family Bathroom

Fully tiled with hand wash basin, WC, bath with electric shower over. Shaver point and radiator. Double glazed window.

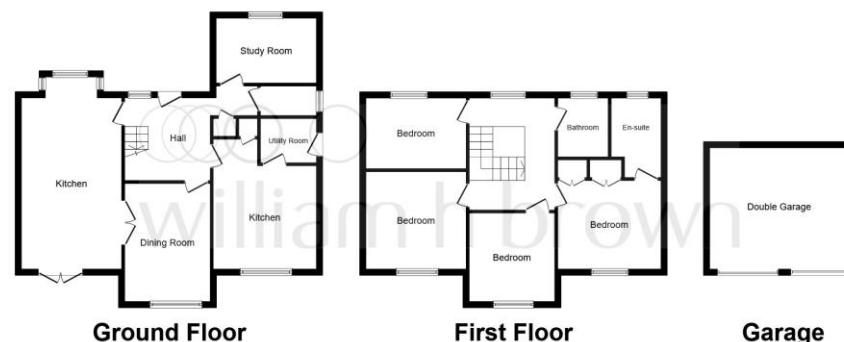
Outside

To the front of the property there is a lawned front garden with a paved approach pathway. There is driveway parking for multiple vehicles in front of the double garage. A path and gated access leads to the rear garden.

The enclosed rear garden is laid mainly to lawn with a paved patio area, flower and shrub beds and borders.

Double Garage

18' 11" max x 19' 9" max (5.77m max x 6.02m max)
Twin up and over doors with power and lighting.



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).
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welcome to

Paul Engelhard Way, Cawston, Norwich

- 4/5 Bedroom Modern Detached House
- 2/3 Reception Rooms
- En Suite Shower Room & Separate Family Bathroom
- Double Garage & Ample Off Road Parking
- Oil Fired Central Heating & Double Glazing
- Enclosed Rear Garden
- Excellent Local Schooling
- Countryside Views & Near to Marriott's Way

Tenure: Freehold EPC Rating: C

£385,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RPM102782 - 0005

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