



Church Lane, Cawston, NR10 4AJ

welcome to

Church Lane, Cawston Norwich

2 bed Period Cottage, with modern garden room and views to the neighbouring village church.



Description

This compact 2 bedroom end of row period cottage has the village church as a neighbour, with some fine views to it and over the churchyard. Cawston villages has amenities and lies just 3 miles from historic Reepham, with the North Norfolk coast approximately 15 miles away. A recently added garden room extension provides a great place to sit and chill or dine.

Living Room

13' 5" max narrowing to 9' 5" min x 9' 5" min (4.09m max narrowing to 2.87m min x 2.87m)
Front entrance door. Wood burner to fireplace with alcoves either side, stairway leading off with cupboard underneath, double glazed window to front aspect and radiator.

Kitchen

13' 6" x 5' 11" (4.11m x 1.80m)
Work surface with tiling surround, stainless steel sink, electric oven and hob with cooker hood over. Small natural wood 2 seater breakfast bar and wine rack. 2 sections of beams across the ceiling. Doorway and former window opening to Garden Room.

Garden Room/ Dining Room

12' 10" x 8' 5" (3.91m x 2.57m)
Exposed brickwork to original cottage wall and laminate flooring, fitted units and Oil boiler. Feature glazed vaulted roof provides plenty of light and adds another dimension to the room, and double doors leading to outside.

Bathroom

WC, hand wash basin and bath with mixer tap shower over, which is partly tiled. Double glazed window and radiator.

Small Landing

2 doors opening off to:

Bedroom One

10' x 7' 3" min extending to 10' 5" max (3.05m x 2.21m min extending to 3.17m max)
Deep alcove offers wardrobe space with hanging rail, a short section of exposed roof beam to shallow stretch of sloped ceiling. Double glazed window to the front and radiator.

Bedroom Two

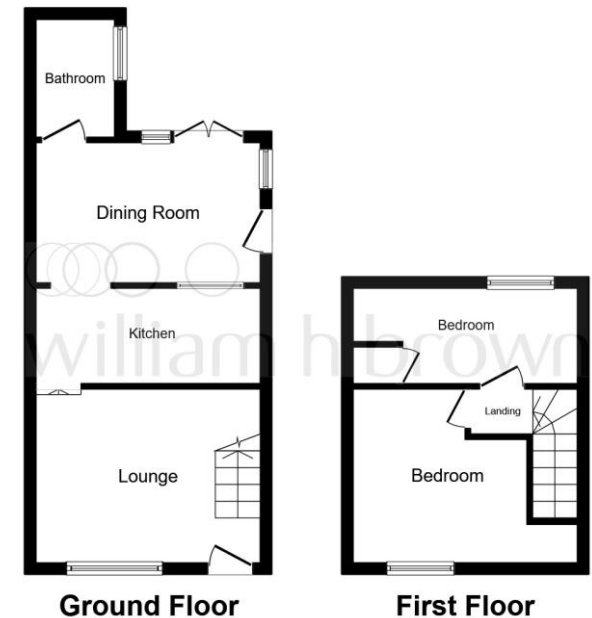
10' 7" min extending to 13' 6" max x 5' 9" (3.23m min extending to 4.11m max x 1.75m)
Short stretch of exposed roof beam to shallow stretch of sloped ceiling. Double glazed window to rear aspect with impressive view of the neighbouring church, radiator and airing cupboard.

Outside Rear Garden

Paved patio adjoins the cottage with low brick planter, step up to lawn extending beyond. Views over a brick wall to church.

Outbuilding

9' 2" x 5' 5" (2.79m x 1.65m)
Brick and tile built Outbuilding. Adjoins the end wall of bathroom, with a door from the garden.



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). Plan produced for William H Brown. Powered by www.focalagent.com



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welcome to

Church Lane, Cawston Norwich

- Adjoins Village Church
- 2 Bedrooms
- Stylish Garden Room
- Decent Garden
- Brick and Tile Outbuilding
- Oil Heating and Double Glazing
- Village Amenities close by

Tenure: Freehold EPC Rating: E

£209,500



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