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The Pump House
Easton Way
Eastgate



A WONDERFUL FAMILY HOME WITH FIVE BEDROOMS, OPEN VIEWS AND GARDEN WHICH EXTEND TO AROUND 0.8 ACRE (STMS)

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The Pump House, Easton Way, Eastgate, Cawston, Norwich, NR10 4HF

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ENTRANCE HALL

A wide hallway with door in from the drive, stairs lead to the first floor. Within this hall there is a fitted cloaks cupboard and boiler cupboard. Tiling to floor.

CLOAKROOM

With wc and hand wash basin.

SITTING ROOM

A cosy sitting room with window to the front aspect, and sliding door to the conservatory. A focal point is provided by a fireplace housing a wood burning stove.

CONSERVATORY

This double glazed conservatory has a tiled floor and double doors into the garden.

KITCHEN/DINING ROOM

This wonderful open plan kitchen/dining room has windows to both front and rear aspects, and the tiled floor continues from the entrance hall. The kitchen is fitted with an excellent range of painted wood storage cabinets with cupboards and drawers having a granite work surface, with inset Butler sink, over. Matching wall storage cabinets provide further storage while a 'fireplace' provides space for a range style cooker. There is also space for a dishwasher, while the utility room, which is off the kitchen has plenty of space for a Fridge/Freezer. A matching island, also with granite work surface provides storage and incorporates a breakfast bar. This island separates the kitchen from the dining area which then leads through to the family area.

FAMILY ROOM

This fantastic area provides a lovely living space with windows to







two aspects and attractive wooden flooring. There is fitted storage and spacious pantry, matching the kitchen. A wood burner stands on a stone hearth.

HOME OFFICE

A great home office, overlooking the garden, this room would also



be ideal as a music room or snug.

UTILITY ROOM

A spacious utility room with further work surface and storage. Window to the rear aspect, and door opening into the garden, tiled floor. Plumbing for washing machine, space for a fridge/freezer.

LANDING

With stairs up from the entrance hall, fitted airing cupboard and access to loft. A window to the front aspect offers a lovely, open view.



PRINCIPAL BEDROOM

Comprising two rooms which are interchangeable as dressing room and bedroom. Along with the shower room and bedroom 3 these rooms could form a private suite.

DRESSING ROOM

This spacious dressing room has a window to the side aspect, and two velux windows allowing for plenty of natural light. Half vaulted ceiling with exposed beams, exposed floor boards.

BEDROOM

With fitted storage and shelving, a window to the rear overlooks the garden and paddocks beyond. As with the dressing room this room has exposed floorboards.

SHOWER ROOM

Fitted with a shower in tiled cubicle, wc and hand wash basin with mixer tap. Tiled flooring, chrome towel rail/radiator.

BEDROOM 2

A lovely double bedroom with window to the front aspect with far reaching view.

BEDROOM 3

With window to the front aspect with far reaching view.

BEDROOM 4

Another double bedroom, with fitted wardrobe and window to the rear overlooking the garden and paddock beyond.

BEDROOM 5/STUDY

With window to the rear aspect overlooking the garden and paddocks beyond.

BATHROOM

With suite comprising a corner bath with mixer taps, wc and hand





areas, with a more formal area adjoining the house having a terrace with pergola and ornamental pond, adjoining the house itself with steps up to a wide area of lawn. Within this area there are a number of well planted mature shrub beds and borders, a dovecote and a number of specimen trees. Within this area of garden two former stables have been converted one currently providing space for a gym with tack/store room alongside, the other has been turned into a charming garden cabin, 'The Stable', complete with wood burner, which enjoys a lovely view of the garden and paddocks beyond, there is also a garden shed. Behind these buildings is a former paddock planted with a number of young trees. On the opposite side of the formal area of garden is a vegetable garden with raised beds and orchard. The gardens and grounds in total extend to around 0.8 acre (STMS) and overlook adjoin paddocks. The gardens are enclosed by a combination of post and rail fencing and hedging.

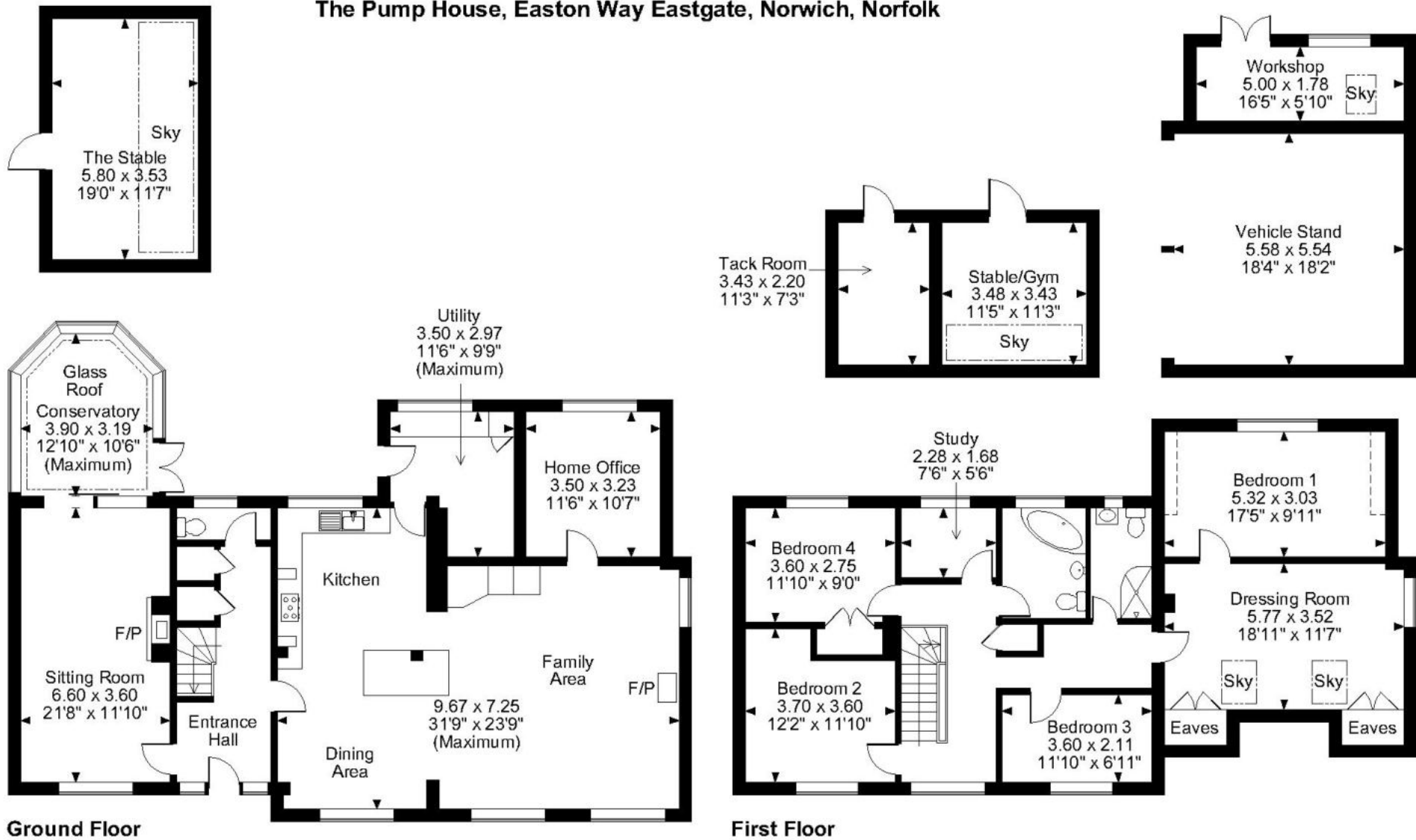


wash basin. Towel rail/radiator.

EXTERNAL

The property stands back from the road and is approached through a five bar gate onto a wide gravel driveway providing plenty of plenty of parking and, adjoin this drive is a two bay cart lodge with workshop alongside. There is access either side of the house to the rear garden. The extensive rear garden is divided into a number of

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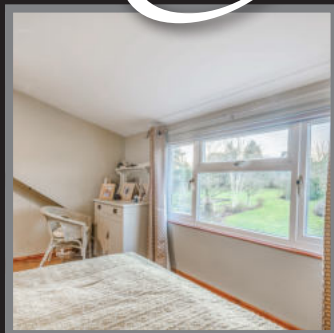
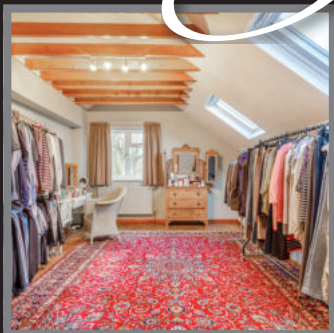
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□ □ □ □ Denotes restricted head height

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This individual home stands within the hamlet of Eastgate alongside the village of Cawston with a rural outlook. On the ground floor there is a fantastic open plan kitchen/dining/family room with wood burner, boot room/utility, home office/music room and a lovely sitting room, with a second wood burner, which opens to the conservatory. On the first floor there are five bedrooms, a bathroom and shower room. The spacious principal bedroom has a large dressing room. Externally there is plenty of parking and a double bay car port to the front of the property and an extensive garden to the rear. This garden includes formal areas, a former paddock and an orchard. Outbuildings include a garden cabin, with wood burner, converted from a stable which offers a pleasant place to sit overlooking the garden. The property enjoys open views to the front aspect and adjoins paddocks to the rear.

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