





# 24 Chapel Street

£425,000

A very well-presented four-bedroom character semi-detached house situated in the sought-after location of Cawston. This property is ideal for a growing family seeking a more rural location and close proximity to the park/playing field.

As you enter there is a small hall that leads to a generous living room full of character features including high ceilings and a log burner, plus a dining room that also boasts its own multi-fuel burner. Adjacent to the dining room is another small hall with a second front door and access to an office/playroom.

Towards the rear of the property is another central hall, this space provides access to a modern fitted kitchen with an inbuilt seating area and a larder cupboard, a utility room with base level units and belfast sink and a spacious cloakroom/storage room. There is also access to a cellar with full head-height and power & lighting.

Upstairs, there is a landing that provides access to all the bedrooms and bathroom. The bathroom, contemporary in design boasts modern fitted 'Nordic Green' units and benefits from a bathtub with overhead power shower. Bedroom one, boasts fantastic size and is complemented with an en-suite shower. Further on, are the other three bedrooms, comprising two further double rooms plus a single sized room.

Outside, to the front, are two front doors providing access to the property, plus double doors that open to a large garage space with double doors to rear providing ample off-street parking. To the rear, is a landscaped garden, which is complemented by a raised flowerbed section, a well, laid to lawn grass that leads to a raised sitting area, 2 sheds, 1 with power and lighting and a sectioned off vegetable/growing patch to the rear.

**Services** - Oil fired central heating. Mains electricity, drainage and water are connected.





## Situation

Cawston is a Broadland village situated 3 miles from Reepham and falls within the Reepham school catchment area. Cawston is also around 5 miles from the North Norfolk market town of Aylsham and 15 miles from the North Norfolk coastline. The village itself has a primary school, village hall, convenience store with post office, delicatessen and Bell Inn pub/restaurant.

## Directions

From Reepham Market Place proceed towards Dereham and turn right near V's Cafe onto Station Road. Continue along the B1145 Cawston Road in direction of Cawston for approximately 3 miles. Enter the village, passing the village hall and then continue along the High Street and turn left into Chapel Street, where the property will be found on the righthand side clearly identified by Parsons and Company 'For Sale' board.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Reepham office and the property reference is AR0189.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.



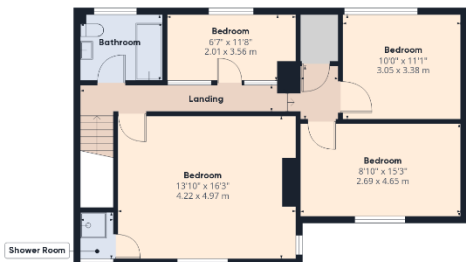




First Floor



Ground Floor



Floor 1

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Approximate total area<sup>®</sup>

2300.98 ft<sup>2</sup>

213.77 m<sup>2</sup>

Reduced headroom

15.45 ft<sup>2</sup>

1.44 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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