



Halleys, Easton Way

£270,000

A well-presented extended three-bedroom semi-detached bungalow situated in a sought-after rural location of Cawston.

This property is ideal for a first-time buyer or those looking to downsize.

As you enter there is a separate entrance hall, straight ahead is a fantastic open plan kitchen/dining room with a range of modern fitted units, an ideal hosting space, this area is complemented by a separate utility room.

Further on, there is a spacious living room that also benefits from a conservatory/garden room.

You will also find the three bedrooms, one double and two single bedrooms that are serviced by a modern family bathroom suite.

Outside, to the front, is off-street parking for several vehicles via a shingled driveway and boasts a wood-built carport with access to the garden. There is also a front garden with laid grass, flowerbeds and shrubs.

To the rear, is a secluded garden with a raised patio, storage shed to side and a grass area with two ponds plus a decked area with a small summerhouse.

Services

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



Situation

Eastgate is a small hamlet that has a Public House/Restaurant and is only 1 1/2 miles from Cawston which is a Broadland village situated roughly 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

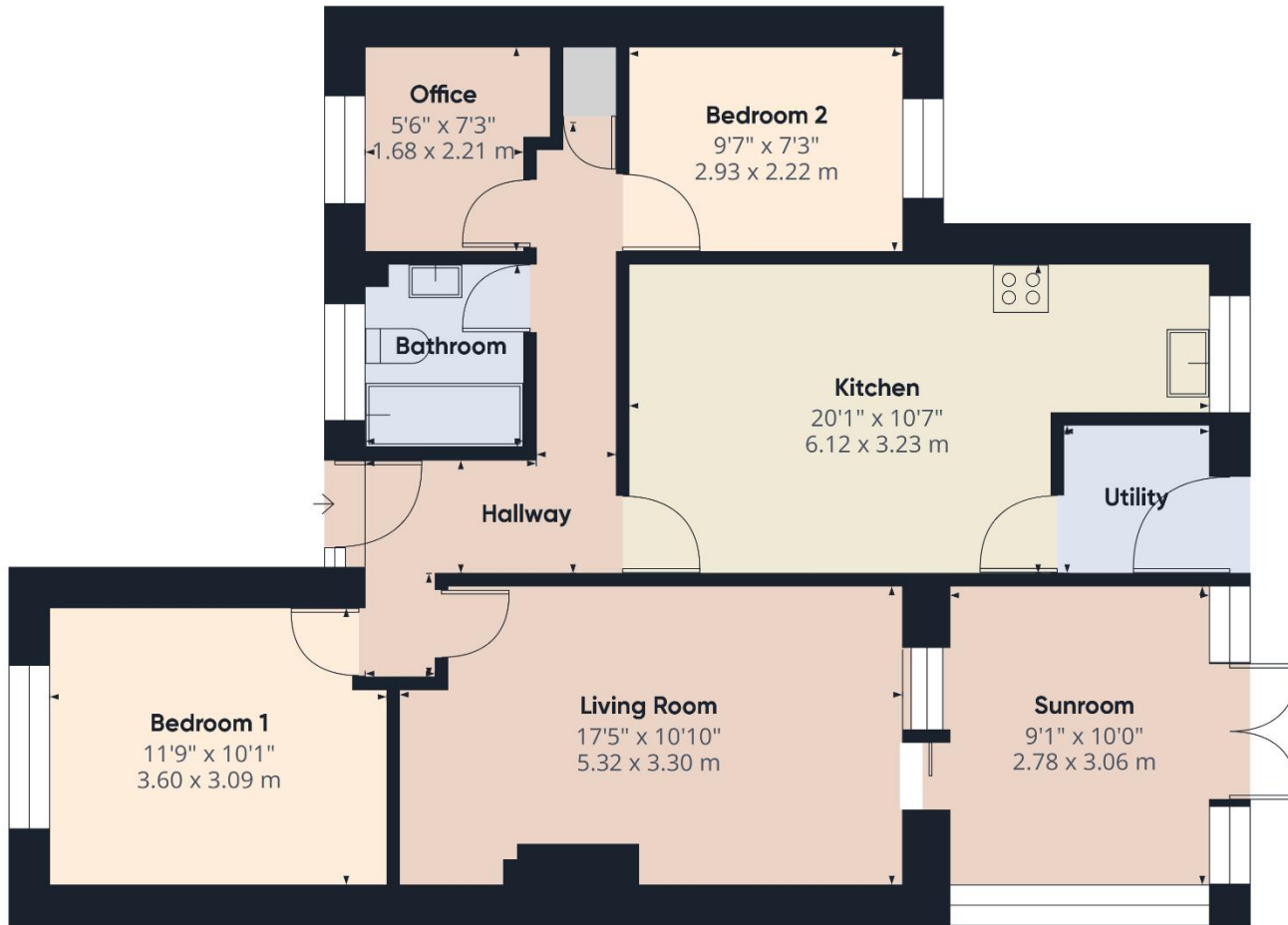
From Reepham Market Place proceed towards Norwich going through the Market Place and drive past the Church. Continue on this road for approximately 2 miles and then turn left to Booton. Continue passed Booton Church and Ratcatchers Public House/Restaurant, where the property will be found on the left hand side clearly marked by our 'For Sale' board for ease of identification.

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 AR0188.

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.





PARSONS
COMPANY

Approximate total area⁽¹⁾
821.29 ft²
76.3 m²

(1) Excluding balconies and terraces

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+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Dereham Office

37 Quebec Street, Dereham, NR19 2DJ
01362 696895
post@parsonsandcompny.co.uk

PARSONS
COMPANY

Reepham Office

Market Place, Reepham, NR10 4JJ
01603 870473
info@parsonsandcompny.co.uk