





## 67 Cawston Road

£450,000

A character extended three-bedroom detached house positioned on an approximately 0.22 acre plot within the ever-popular market town of Reepham.

This home is ideal for those looking to make their own stamp on a property within a sought-after location.

As you enter, there is a separate entrance hall that leads to an extended living room, that has a bright and airy feel and an open fireplace for those cosy winter nights. Opposite is a dedicated dining room, and with building regulations could be opened to the kitchen. Further on, is the fitted kitchen with a range of units at base & eye level with countryside views. Next is a utility room with base level units and space for appliances, with a cloakroom/WC with a base level unit and recess for washing machine.

Upstairs, are the three bedrooms comprising of two doubles and one single. These rooms are serviced by a re-fitted shower room suite that was a former bathroom.

Outside, to the front are twin gates, one leading straight to the rear garden and the other to a private driveway. The gated driveway offers ample off-street parking, laid with shingle for low maintenance, you will also find a carport, oil tank and countryside views.

To the rear, is a large patio area that leads to laid to lawn grass with surround flower beds and shrubs.

There is also a greenhouse, plus access to the two sheds with double doors, and stunning field views with the church in the distance.





## Services

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

## Situation

Reepham is a popular and historic Broadland market town located approximately 13 miles from Norwich city centre. The town hosts numerous local businesses and independent local shops, as well as two popular public houses / hotel in the Market Place. There is a renowned secondary school and sixth form college together with many other useful amenities. The beautiful North Norfolk coast and various beaches are within easy driving distance from Reepham.

## Directions

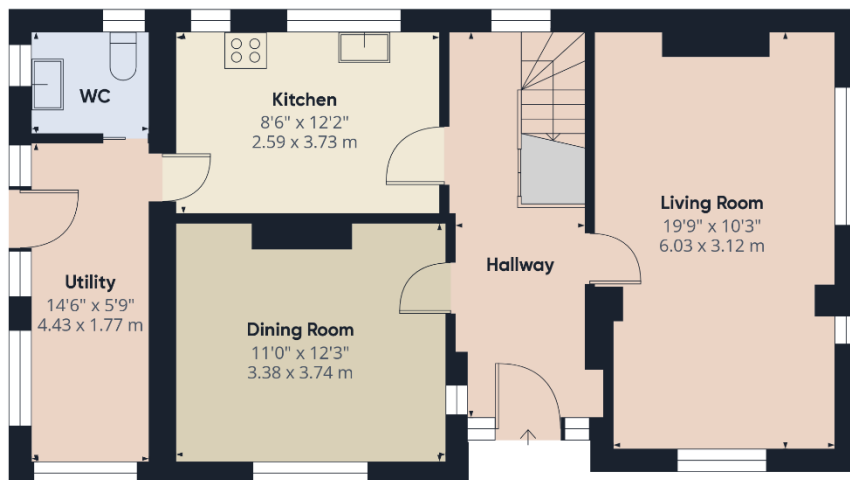
From Reepham market place proceed towards Dereham and turn right into Station Road near V's Cafe. Continue along B1145 and proceed for approximately 0.8 miles where the property will be found on the left hand side, clearly identified by Parsons and Company 'For Sale' board.

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

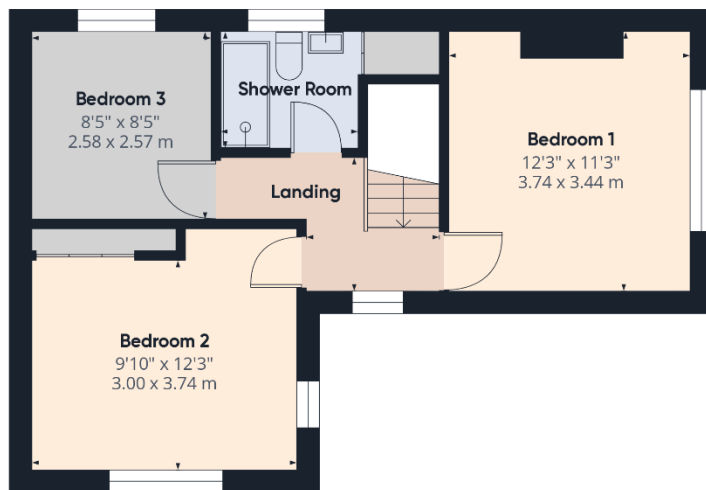
This property is being marketed by our Reepham office and the property reference is AR0199.

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.





Ground Floor



Floor 1

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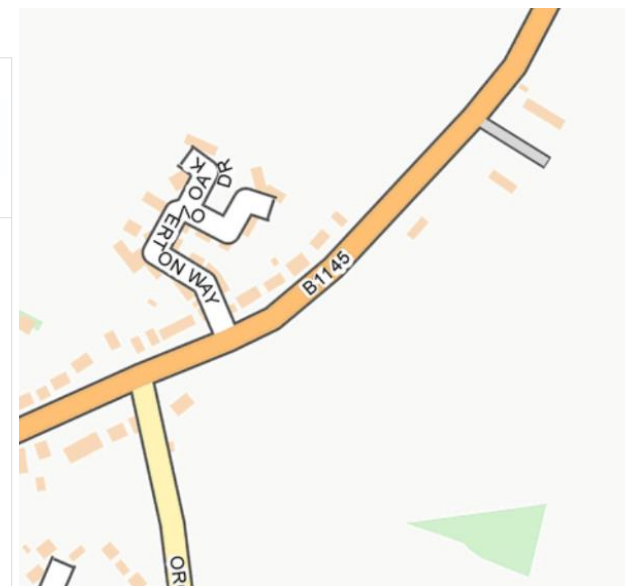
Approximate total area<sup>m</sup>  
1101.15 ft<sup>2</sup>  
102.3 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

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>	59	
(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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**PARSONS**  
— COMPANY —

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