



10A Norwich Road

O.I.E.O. £245,000

Discover the charm and character of this stunning converted chapel, such as the original ceiling rose and offers a unique blend of historic elegance and modern comfort. Situated in a highly sought-after location, this distinctive home boasts impressive features throughout.

Step inside to find a stylish fitted kitchen with integrated appliances complete with a breakfast bar and dedicated dining space—perfect for entertaining guests. The spacious living room features a cosy wood burner and additional dining area space, creating a warm and welcoming environment.

The property offers two double bedrooms, including a main bedroom with an en-suite shower room.

A beautifully finished four-piece bathroom with a luxurious walk-in shower completes the interior accommodation.

Outside, there is off-road parking to the front, adding further practicality to this one-of-a-kind home.

Offering character, comfort, and a superb location, this charming chapel conversion is not to be missed.

Services

Underfloor heating with air-source pump. Mains, water, drainage, and electricity are connected.



Situation

Cawston 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 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 then turn right onto Norwich Road. Continue along and the property will be found on the righthand side.

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 AR0224.

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.





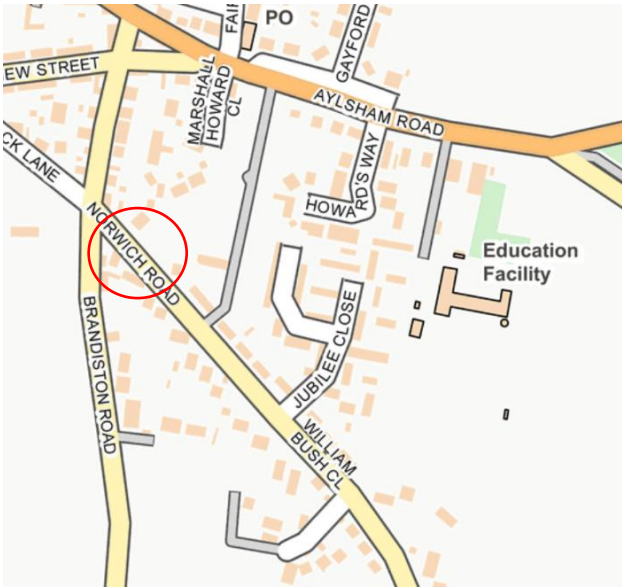
PARSONS
COMPANY

Approximate total area^m
978 ft²
90.7 m²

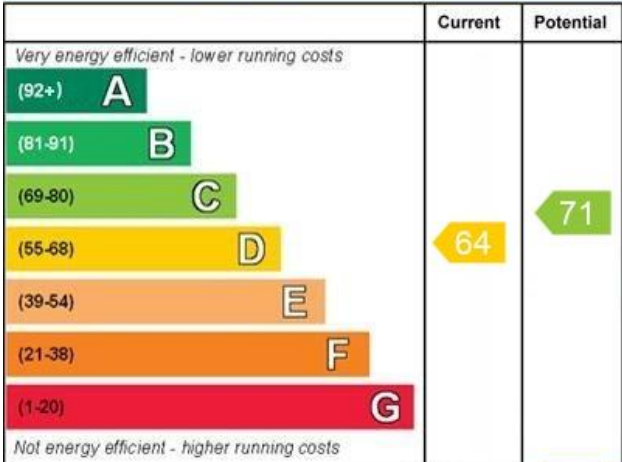
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC



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