



# 46 Chapel Street

Guide Price £450,000 - £475,000

Occupying a desirable non-estate position on the edge of Cawston, this individually built detached family home enjoys partial field views to the front and offers spacious, versatile accommodation throughout.

The property features a welcoming living room centred around a cosy log-burning stove, creating an ideal space for family living and entertaining.

The impressive kitchen/breakfast room is fitted with a range of units and incorporates a breakfast bar, providing the perfect hub of the home for everyday dining and social gatherings.

A conservatory, currently utilised as a study, offers additional flexible living space with pleasant views over the rear garden.

To the first floor are four generous double bedrooms, including a principal bedroom with en-suite shower room, together with a well-appointed family bathroom.

Further benefits include oil-fired central heating and double glazing throughout.

Outside, the property enjoys ample off-road parking for up to four vehicles, along with a garage.

The recently landscaped rear garden has been thoughtfully designed for outdoor living and entertaining, featuring an attractive patio area, including a hot tub and creating an ideal space to relax and enjoy the warmer months.

Combining an individual design, sought-after village-edge location and attractive outlook, this superb family home offers a rare opportunity to acquire a spacious detached property in one of the area's most desirable settings.



**NB:** The property is registered under two Title numbers, which an indemnity policy is in place to cover this.

### Services

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

### Situation

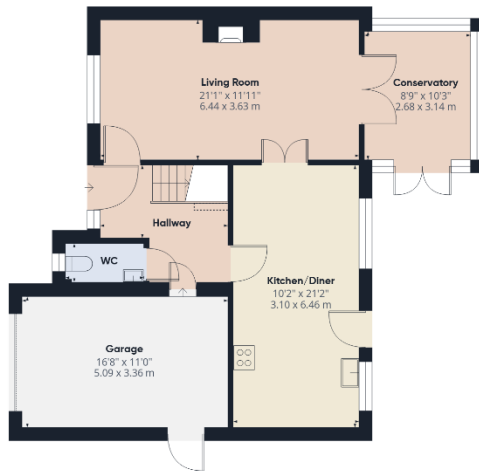
Cawston is a Broadland village situated roughly 3 miles from Reepham and falls within the Reepham school catchment area. Cawston is also around 5 miles from the North Norfolk market town of Aylsham and 15 miles from the North Norfolk coastline. The village itself has a primary school, village hall, convenience store with post office, delicatessen Bell Inn pub/restaurant and only approximately 400m from the playing fields/park.

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

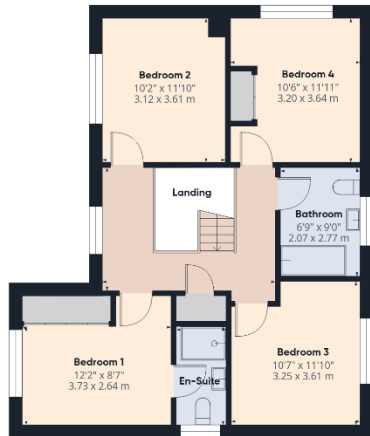
This property is being marketed by our Reepham office and the property reference is AR0298.

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



Approximate total area<sup>1)</sup>

1553 ft<sup>2</sup>  
144.4 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

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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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

TBC

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