



**47 Chapel Street, Cawston, NR10 4BG**

**Offers Over £250,000**

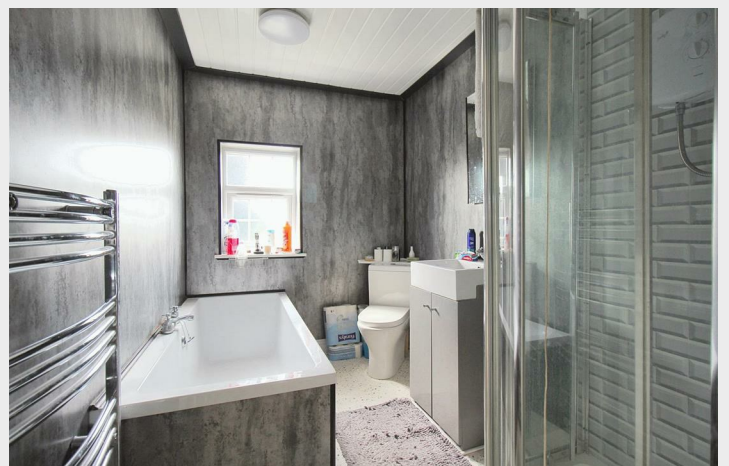
- THREE BEDROOMS
- EXTRA PARCEL OF LAND ADJACENT TO PROPERTY
- POPULAR VILLAGE LOCATION
- TWO OFF ROAD PARKING SPACES
- ENCLOSED REAR GARDEN
- WALKING DISTANCE TO LOCAL AMENITIES

# 47 Chapel Street, Cawston NR10 4BG

Situated within the popular village of Cawston, within walking distance to local amenities, this three bedroom home offers two parking spaces and an enclosed garden with a further piece of land measuring 0.04 acres.



Council Tax Band: B





## DESCRIPTION

This well proportioned three bedroom home is ideally situated within the popular village of Cawston, within walking distance to local amenities. The property comprises a living room with wood burning stove, kitchen with patio door to the rear garden, three bedrooms and a family bathroom to the first floor. The property benefits from two allocated off road parking spaces and a separate garden which lies adjacent to the property measuring approximately 0.04 acres, providing further outside space in addition to the enclosed, partially walled rear garden.

## LIVING ROOM

uPVC door to front entrance with window to side, double glazed window to front aspect, wood burning stove with tiled hearth mantle over, carpet, radiator, stairs to first floor, door to:-

## KITCHEN

uPVC door to rear garden, double glazed window to rear, wall and base units with inset stainless steel sink and drainer, space for free standing fridge freezer, space and plumbing for washing machine, carpet flooring.

## LANDING

Carpet flooring, doors to:-

## BEDROOM ONE

Double glazed window to rear aspect, carpet flooring, radiator.

## BEDROOM TWO

Double glazed window to front aspect, laminate flooring, built in wardrobe, radiator.

## BEDROOM THREE

Double glazed window to rear aspect, carpet flooring, radiator.

## BATHROOM

Double glazed window with obscured glass to rear aspect, fitted with a four piece suite comprising corner cubicle with electric shower, bath with mixer tap, WC, vanity unit with wash hand basin, heated towel rail, vinyl flooring.

## EXTERNAL

To the front the property features a small, shingled garden with low lying brick wall and brick weave pavement to the front door. There is vehicular side access to the rear parking area, with two allocated off road parking spaces and access to a further parcel of land which offers potentially more parking, or further garden space with a shed. The rear garden is partially walled and enclosed with a wrought iron gate, is mainly paved with two lawn areas.

## LOCATION

Cawston is a popular North Norfolk Village ideally situated less than 5 miles from the Market Town of Aylsham and Reepham and has easy access to Broadland Northern Distributor Route. The village is convenient for the beautiful North Norfolk Coast and Norfolk Broads. Cawston has two pubs; both serving food, a Café/Deli, and a Convenience Store with Post Office, Village Hall and is also on the bus route for Norwich and the nearby Market Towns. Aylsham is the nearest Market Town and offers an abundance of amenities from choice of 3 supermarkets, local independent shops, highly rated preschools, primary and high schools. The Village is ideal for those looking to explore what the North Norfolk Countryside has to offer with plenty of walks including 'Cawston Heath' and access to the popular 'Marriotts Way' route. The City of Norwich is 13 miles South from Cawston.

## AGENTS NOTE

This property is Freehold.  
Mains drainage, water and electricity connected.  
LPG gas fired central heating.  
Council tax: B



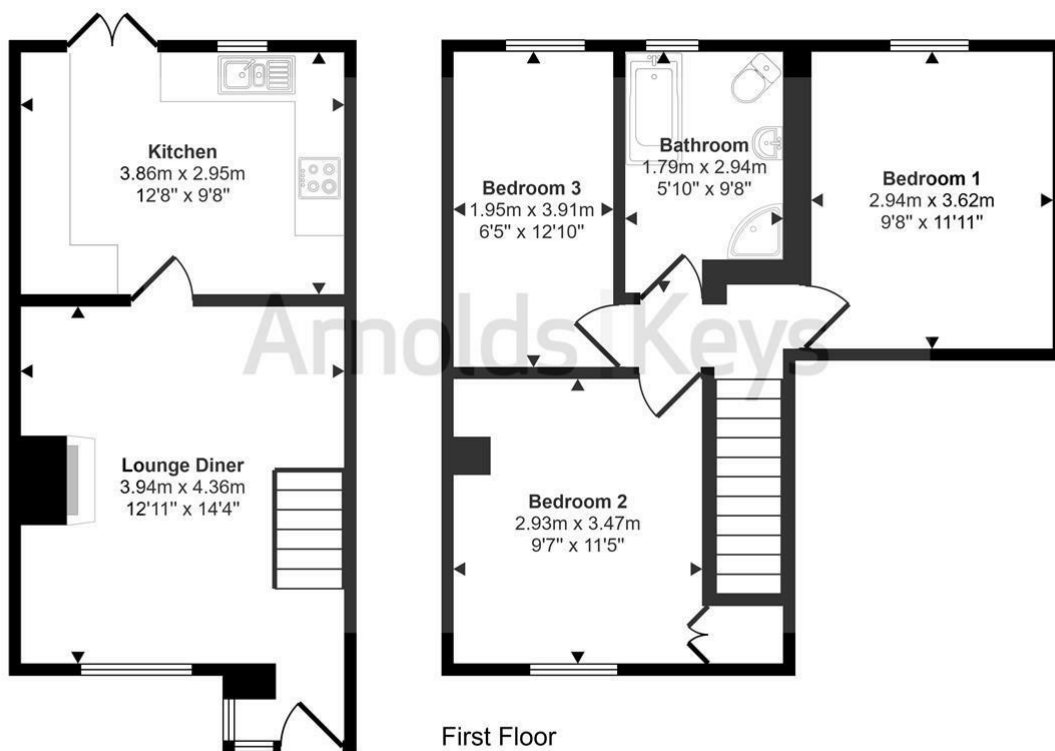
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area  
72 sq m / 771 sq ft



Ground Floor  
Approx 30 sq m / 327 sq ft

First Floor  
Approx 41 sq m / 444 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

