



Cawston Road, Reepham, Norwich, NR10 4LU

welcome to

Cawston Road, Reepham Norwich

> No Onward Chain <

A fine detached period residence in a non-estate setting within the historic market town of Reepham. The property enjoys many features, garden, parking and is just across the road from the Marriott's Way foot/cycle path. Now due a makeover to restore it to its former glory.



Description

A large, detached family home, in an established non-estate setting within the historic market town of Reepham with its range of amenities and highly regarded school through to Sixth Form, across the road is access to Marriot's Way network of foot & cycle paths. Given the age of the property, it enjoys a number of features throughout and some great space. Definitely worth a look as you won't see much from the road as it is set behind established hedging. Internally the property presently offers a generous Kitchen, Dining and Breakfast space, a large ground floor Bedroom and three first floor bedrooms plus a very impressive Bathroom. Outside has gardens to the front & rear and parking for a number of vehicles.

Reepham is approximately a 30 minute drive from the North Norfolk Coast & 20 minutes from Norwich Airport (Source: AA Route Planner).

Entrance Porch

Part glazed front door opens into porch with double glazed windows to front & side aspect, tiled flooring and internal door to hall.

Hall

Glazed door from porch opens into hall with balustrade to return stairway leading to the first floor, understairs cupboard, natural wood flooring and panel doors leading off.

Shower Room

Part tiled walls with window, tiled flooring, WC, vanity wash basin, shower cubicle.

Living Room

Dual aspect windows to front, side and double doors opening into conservatory to rear. Natural wood flooring and fireplace.

Conservatory

Double glazed window to three sides and doors into Garden. Sloped roof and tiled flooring

Dining Room

Square bay window to front aspect, natural wood flooring, wood burner and wide opening through to:

Kitchen

Tiled flooring, recess lighting, rear window, natural wood breakfast bar. Fitted range of base and wall units with work surfaces over, one and a half bowl sink unit, range cooker space with cooker hood above, space for fridge freezer, plumbing for dishwasher, two skylight windows.

Utility Room

Natural wood flooring, fitted base and wall units with work surfaces over, plumbing for washing machine, door to boot room area, window and door into rear garden

Cloakroom

Wash basin, WC and window

Bedroom Four

Dual aspect to front and side, accessed from Dining Room

First Floor Landing

Balustrade to two sides of the stairwell, half landing and porthole style window, panel doors opening to all rooms. Large step-in airing cupboard.

Bedroom One

Large window to front aspect

Bedroom Two

Double aspect windows to rear and side, fitted wardrobes and dressing table

Bedroom Three

Large window to front aspect

Bathroom

Spacious and impressive bathroom suite with rear window, tiled flooring, recess lighting, WC, twin wash basins atop mirrored unit, freestanding bath and walk-in shower cubicle.

Outside

The property enjoys wraparound garden to front, side and rear. Five bar gates open from Laburnum Grove and established hedging provides a good degree of privacy with shingled driveway offering parking for several vehicles. Further lawn to the rear with timber garden shed



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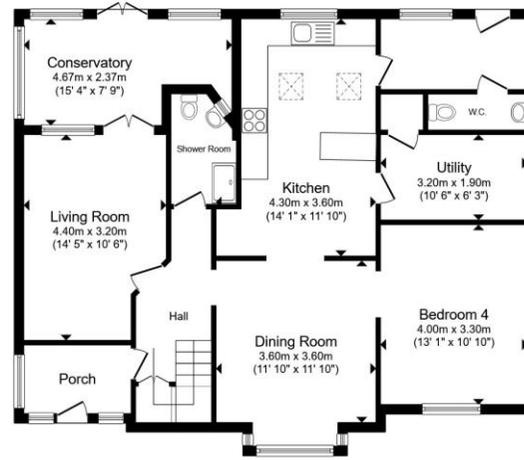
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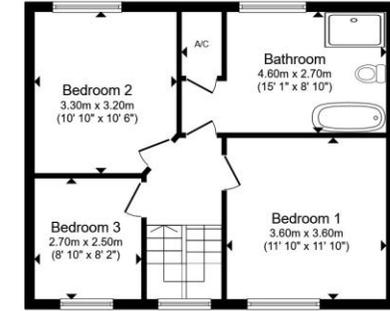
- No Onward Chain
- Detached Period House
- Generous Accommodation across Two Floors
- Two Reception Rooms and an 18" Kitchen/Breakfast Room
- Spacious Ground Floor Bedroom & Three First Floor Bedrooms
- Large Bathroom
- Garden & Plenty of Parking
- Established Non-Estate Setting

Tenure: Freehold EPC Rating: F
Council Tax Band: D

offers in excess of
£400,000



Ground Floor

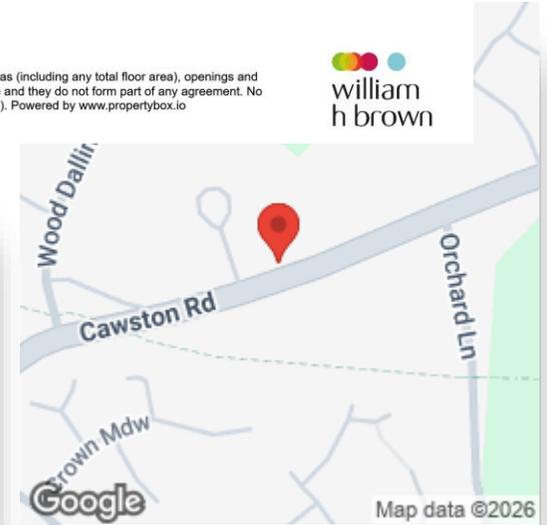


First Floor

Total floor area 151.0 m² (1,626 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
RPM103924 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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