



12 Marshall Howard Close

O.I.E.O £415,000

This spacious detached home offers modern, versatile living in a highly sought-after location, perfect for families looking for comfort and convenience.

The heart of the property is a stylish, modern fitted kitchen, thoughtfully designed to provide both functionality and a contemporary feel.

A dedicated dining room sits is ideal for hosting family meals or entertaining guests.

The bright and airy living room features patio doors that open directly onto the rear garden, allowing natural light to flood the space while creating a seamless indoor-outdoor flow.

The ground floor also benefits from a convenient WC, adding to the practicality of the layout.

Upstairs, the property boasts four well-proportioned bedrooms, including an en-suite to the main.

A four-piece bathroom serves the remaining bedrooms, offering both a bath and separate shower.

Externally, the home continues to impress with a double garage and ample off-road parking.

To the rear, an enclosed garden provides a private and secure outdoor space, perfect for relaxing, entertaining, or family activities.

Situated in a popular and desirable location, this property combines space, style, and practicality, making it an ideal place to call home.

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 and Bell Inn pub/restaurant.

Directions

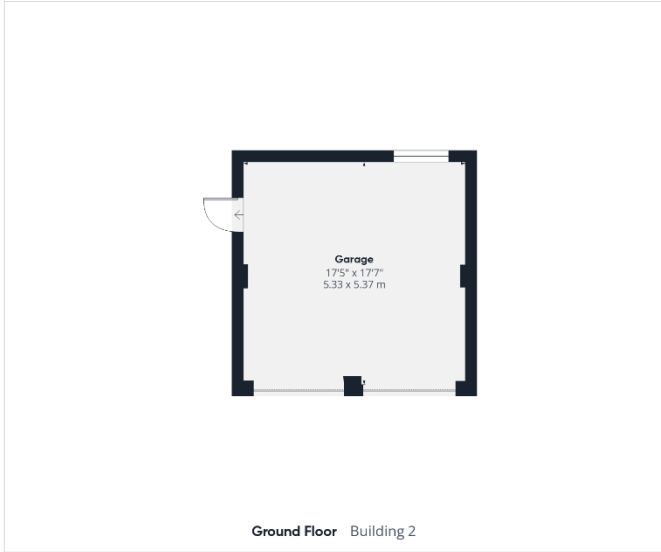
To find the property from Reepham, head out of the town along the B1145 Cawston Road in direction of Cawston. Proceed along for roughly 3 miles into the centre of the village. Continue past the turning for Chapel Street and opposite the shop turn right into Marshall Howard Close where the property will be found on the right hand 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 AR0273.

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. Items shown in photographs are NOT included unless specifically stated within the fixtures and fittings form. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If there is anything in particular that you require clarification on – please call the office before viewing.





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Approximate total area⁽¹⁾
1841 ft²
170.9 m²

Reduced headroom
15 ft²
1.4 m²

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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