



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.



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 opens 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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welcome to

Cawston Road, Reepham Norwich

- 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

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

offers in excess of
£400.000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RPM103924 - 0004

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