



THE STORY OF

16b Chapel Street

Cawston, Norfolk

SOWERBYS



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16b Chapel Street

Cawston, Norfolk
NR10 4BG

Impeccably Presented Family Home

Three Bedrooms, Including Principal En-Suite

Highly Desirable Location

Beautifully Landscaped, Low-
Maintenance Gardens

Two Delightful Paved Seating Terraces

Raised Terrace for Al Fresco Dining

Lower Lawn, Perfect for Children

Stylish Kitchen with Generous Dining Space

Cosy Sitting Room with Wood Burner

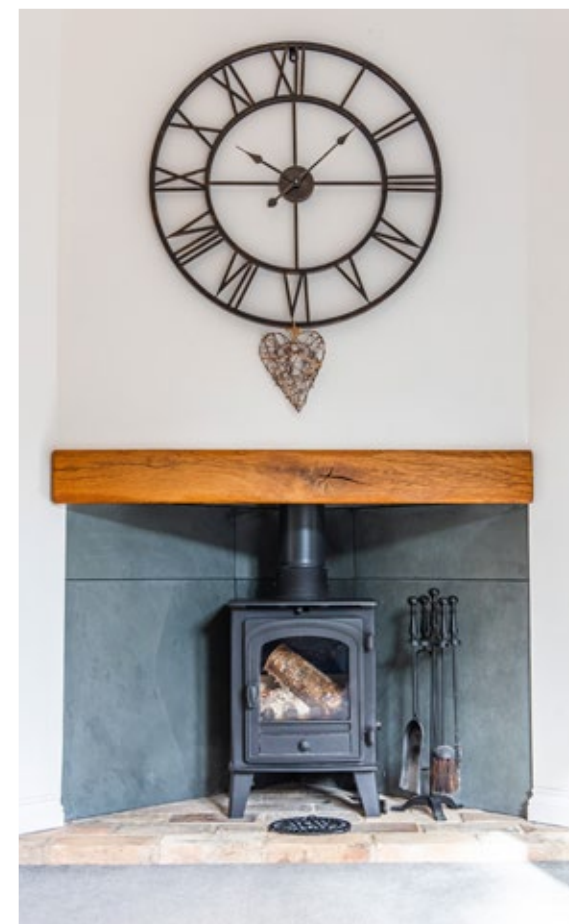
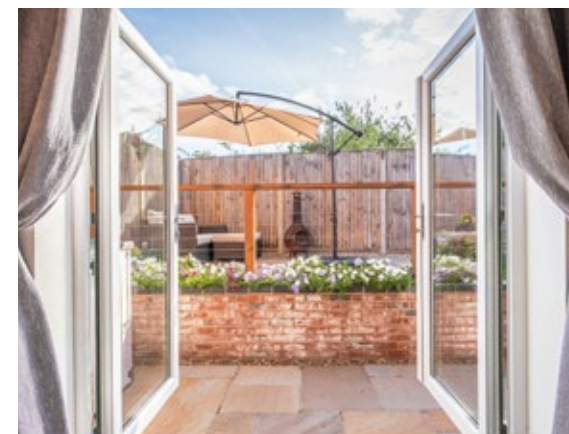
Detached Garage with Useful Storage

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





Impeccably presented throughout and much loved by its current owners, this beautifully maintained home offers an appealing blend of character, practicality and easy living. Set within the heart of the popular village of Cawston, the property would make an ideal home for a young family, an attractive option for those looking to downsize, or a wonderfully convenient holiday cottage.

Arranged over two floors, the accommodation is thoughtfully laid out and has been finished with considerable care. The welcoming sitting room is a lovely place to relax, with a wood-burning stove creating a cosy focal point, while the adjoining kitchen/dining room is particularly well suited to modern family life. The kitchen is stylishly fitted with a range of cabinetry and integrated appliances, with ample space for a dining table.

Upstairs are three bedrooms, including a generous principal bedroom, together with an en-suite WC and a family bathroom. A useful ground floor WC adds further practicality. Throughout, the house has an understated, timeless feel, with neutral decoration and quality finishes allowing the next owner to simply move in and enjoy.

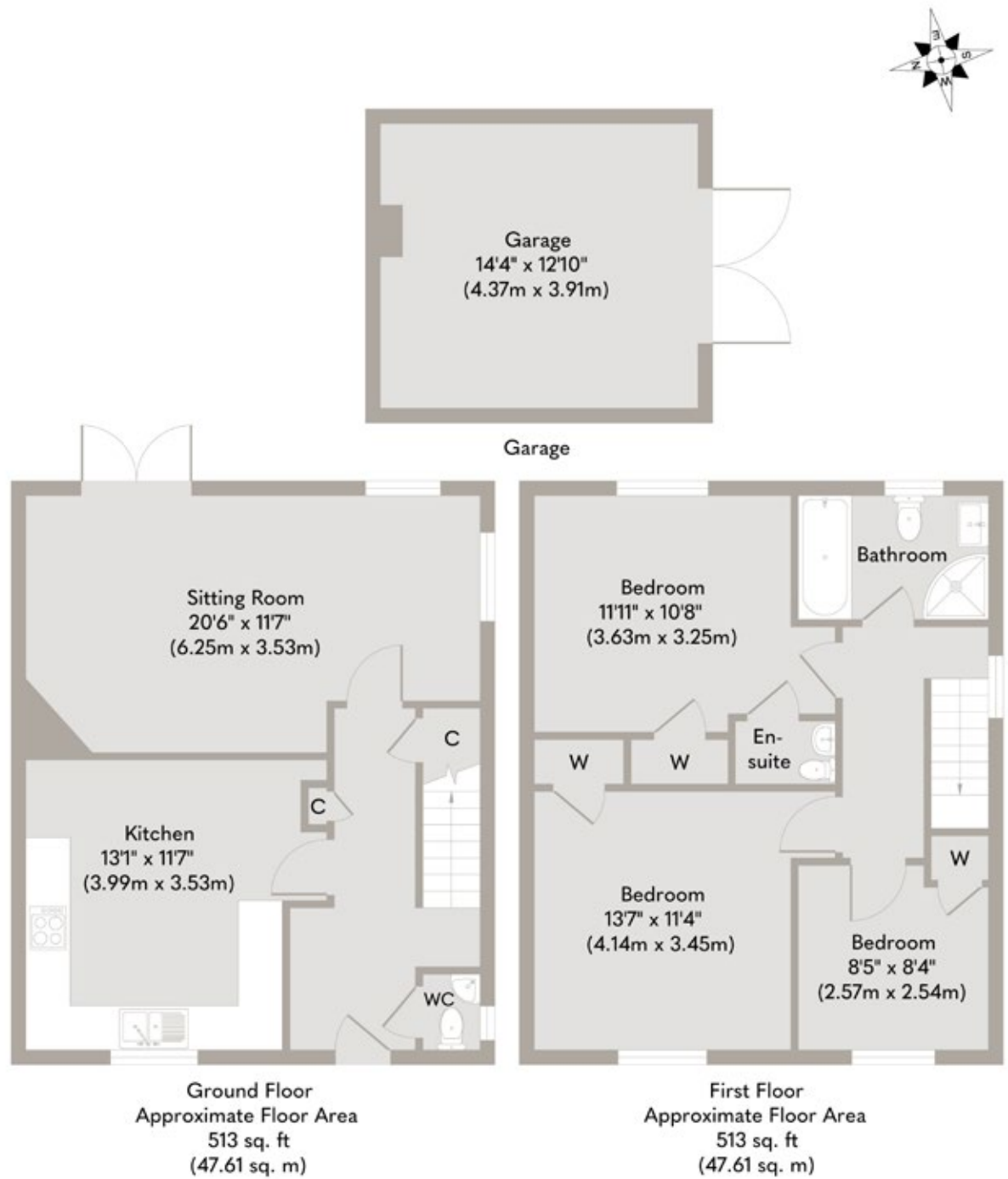
Outside, the gardens are a particular highlight. Brilliantly landscaped and designed with low maintenance in mind, they provide several distinct areas in which to enjoy the sunshine. A raised paved terrace creates the perfect setting for al fresco dinners, while steps lead down to a lower lawn. The enclosed garden offers an excellent balance of entertaining space and manageable outdoor space. A separate garage, positioned across the drive, provides valuable storage and parking, while the gravelled frontage offers further convenience.

With its combination of beautifully presented accommodation, thoughtfully landscaped gardens and easy village living, this is a home that is ready to be enjoyed from day one.



The home is cosy, warm
and modern, with a
country feel throughout.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Cawston

QUAINT RURAL CHARM

Filled with historic buildings and a sense of rural charm, Cawston is nestled in the Norfolk countryside, around 13 miles north-west of Norwich. With a thriving community, regular events are held at the village hall, and there's a Post Office and store, pub and doctor's surgery.

Located in a rural position on Marriotts Way, a trail of former railway trackbed, Cawston is ideally situated for walking and cycling. The north Norfolk coast is just a few miles away and is designated an Area of Outstanding Natural Beauty, with its miles of uninterrupted beaches to enjoy.

Pretty streets and lanes are lined by quaint cottages and handsome Georgian buildings in Reepham, just three miles away. Reepham has held its 'market town' status since 1277, continuing to hold a market in the square every Wednesday. There's a large selection of shops for a town of its size, including: a small supermarket, several cafes and Dial House Restaurant and Bed & Breakfast. Furthermore, there is an art gallery, several antique shops, a newsagent, post office, library, health care centre, pharmacy, butchers, a whole foods and hardware store, and there are two further public houses.

The town has a highly regarded primary school and an 'outstanding' secondary school with an adjoining sixth form college. In the town there is a large park with a wide range of facilities including an adventure playground and public tennis courts.

The Cathedral City of Norwich is approximately half an hour by car and offers access to all the major rail links and Norwich International Airport.



Note from the Vendor



"A lovely family home."



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 8581-7939-6880-6177-9906.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///rear.shifts.evoke

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

