



## 19 Norwich Road, Cawston - NR10 4EX

£310,000 Freehold

Beautifully presented detached two bedroom bungalow in the popular village of Cawston • Newly fitted contemporary kitchen and spacious open-plan living • Landscaped rear garden with pergola, decking and lawned areas • Solar panels with battery storage, air-conditioning and air-source heat pump • Generous driveway, garage and excellent village amenities nearby

**henleys**  
ESTATE AGENCY SIMPLIFIED

01263 511111  
[cromer@henleyshomes.co.uk](mailto:cromer@henleyshomes.co.uk)

Positioned within the heart of the ever-popular village of Cawston, this beautifully presented detached bungalow offers a wonderful balance of comfort, practicality and contemporary style. Set back behind a generous driveway with mature planting and a garage, the home immediately conveys a welcoming and private feel, while the thoughtfully arranged rear garden provides an inviting setting to enjoy throughout the seasons. Cawston itself is a thriving Norfolk village with a well-regarded pub, village shop and post office, café and delicatessen, alongside scenic countryside walks and convenient access to both Norwich and the surrounding market towns.

Inside, the property has been thoughtfully enhanced by the current owners, most notably with the addition of a striking newly fitted kitchen designed with both entertaining and day-to-day living in mind. The accommodation flows beautifully, centred around an impressive open-plan sitting and dining room with feature fireplace and doors opening directly onto the garden, creating an effortless connection between indoor and outdoor spaces. Two well-proportioned double bedrooms are complemented by a bright and spacious bathroom, while the overall interior has been finished in a refined, neutral palette that enhances the light and sense of space throughout.

To the rear, the landscaped garden has been carefully arranged to create a series of inviting spaces for relaxation and entertaining, with lawned areas, decking, patio seating beneath a pergola and established borders combining to create a particularly private setting. Practical additions including solar panels with battery storage, air-conditioning and an air-source heat pump further elevate the home's efficiency and appeal. Offering stylish single-storey living within one of Norfolk's most desirable village locations, this is a home perfectly suited to those seeking a quieter pace of life without compromising on convenience.

#### **Council Tax**

Band C.

#### **EPC Rating**

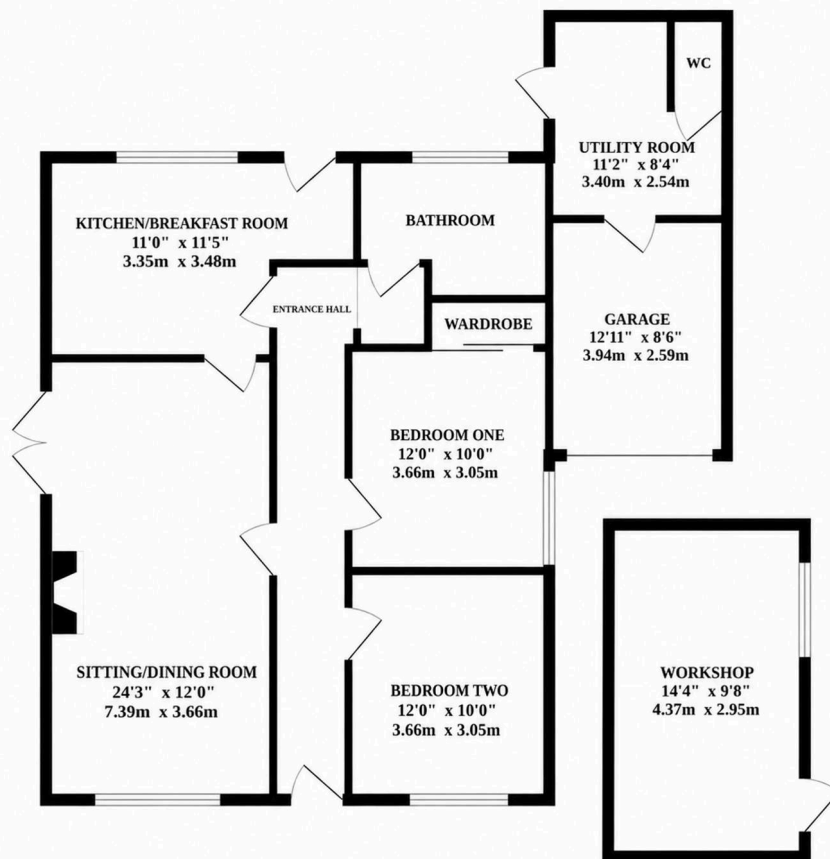
D.

#### **Services Connected**

Mains water, electricity and drainage. Air-source heating, solar panels and air-conditioning.







Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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15 West Street, Cromer, Norfolk, NR27 9HZ

01263 511111 • [hello@henleyshomes.co.uk](mailto:hello@henleyshomes.co.uk) • [henleyshomes.co.uk](http://henleyshomes.co.uk)

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