



## Orchard Bungalow, Chapel Street

£450,000

This spacious detached bungalow offers versatile and well-proportioned accommodation, ideal for comfortable modern living.

Upon entering, you are welcomed by a generous entrance hallway with access to a convenient WC, office and through to the utility room. The heart of the home is the impressive 'L'-shaped living room and dining area, providing a bright and flexible space perfect for both relaxing and entertaining.

The property further features a modern fitted kitchen and a light-filled sunroom that creates a peaceful retreat with views over the garden.

There are three well-sized bedrooms, along with a family bathroom and an additional separate WC, ensuring convenience for busy households.

Externally, the property benefits from an enclosed rear garden, offering privacy and space for outdoor enjoyment, as well as off-road parking.

Situated in a popular and sought-after location, this attractive bungalow presents an excellent opportunity for a range of buyers.

### Services

Air source heat pump. Mains water, drainage, and electricity are connected. Solar panels.

NB: The property is located in a conservation area.

NB: Maintenance of the driveway is shared between three properties.



## 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

From Reepham Market Place proceed towards Dereham and turn right near V's Cafe onto Station Road. Continue along the B1145 Cawston Road in direction of Cawston for approximately 3 miles. Enter the village, passing the village hall and then continue along the High Street and turn left into Chapel Street, where the property will be found on the left hand side down a track.

**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 AR0276.

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. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





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Approximate total area<sup>m</sup>  
1594 ft<sup>2</sup>  
148 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC

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