



10 Howards Way, Cawston

Guide Price: £275,000-£300,000

A spacious detached chalet bungalow offered with no onward chain, presenting an excellent opportunity for modernisation and personalisation throughout. Set in a popular and sought-after location, this versatile home provides generous accommodation arranged over two floors.

The ground floor features an 'L'-shaped living/dining room, ideal for both relaxing and entertaining, alongside a separate sitting room offering additional living space.

The fitted kitchen provides a practical layout with scope for updating to suit individual tastes.

There are two well-proportioned ground floor bedrooms, complemented by both a shower room and a separate bathroom for added convenience.

Upstairs, the property benefits from two further bedrooms and an additional shower room, making it well-suited for family living or accommodating guests.

Externally, the property benefits from a rear garden offering potential for landscaping, while to the front there is a driveway providing ample off-road parking, leading to a double garage.

With its flexible layout, generous proportions, and excellent potential, this property represents a fantastic opportunity to create a wonderful home tailored to your own style and requirements.

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.

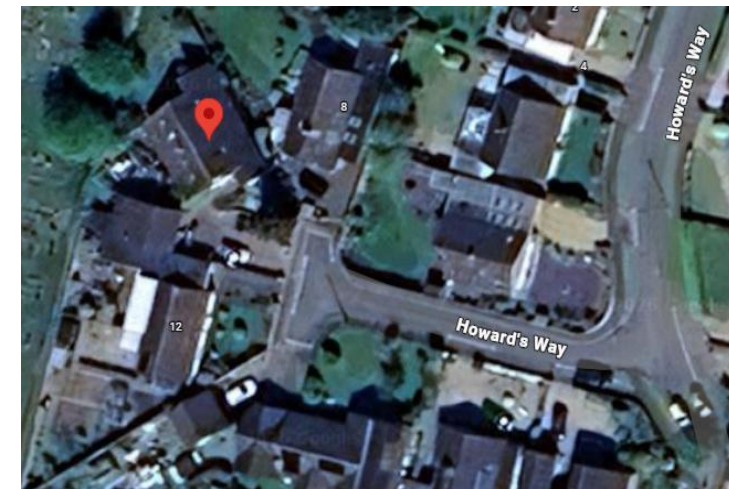
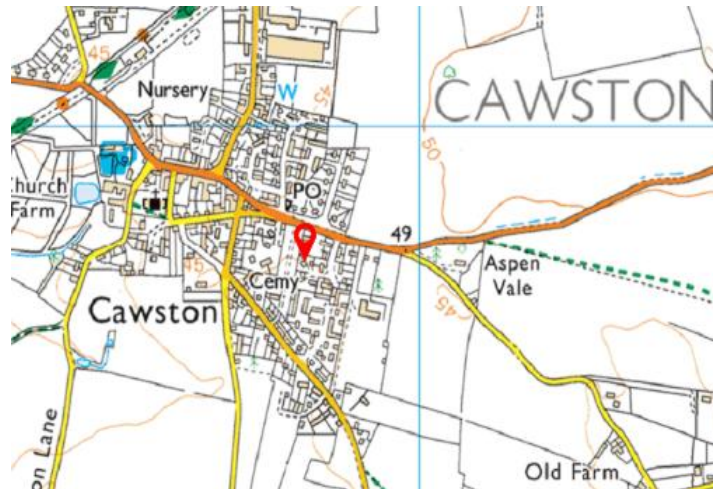
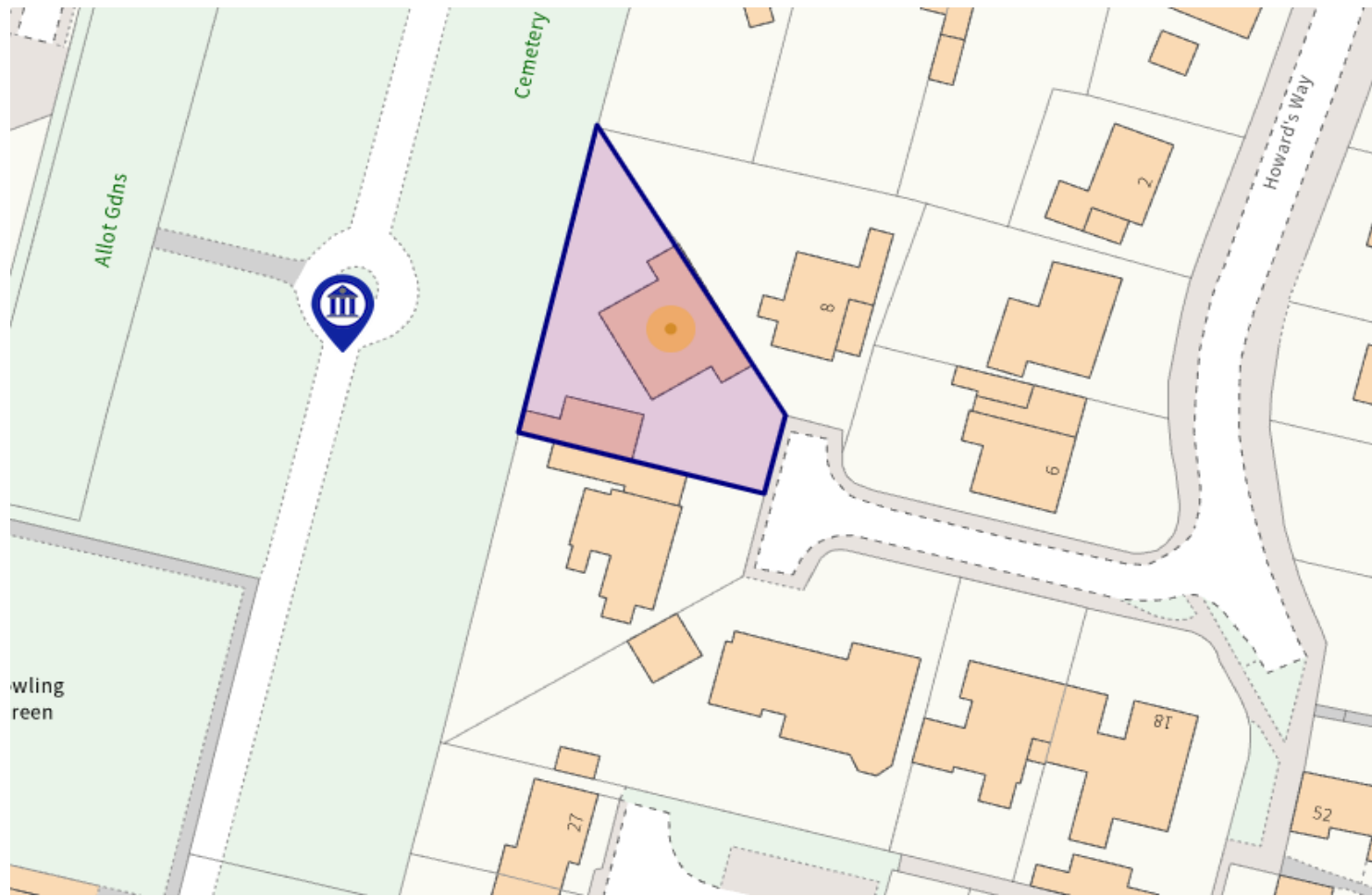
Directions

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 onto Aylsham Road. Take the right hand turning into Howards Way, where the property will be found at the end of the road 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 AR0278.

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.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



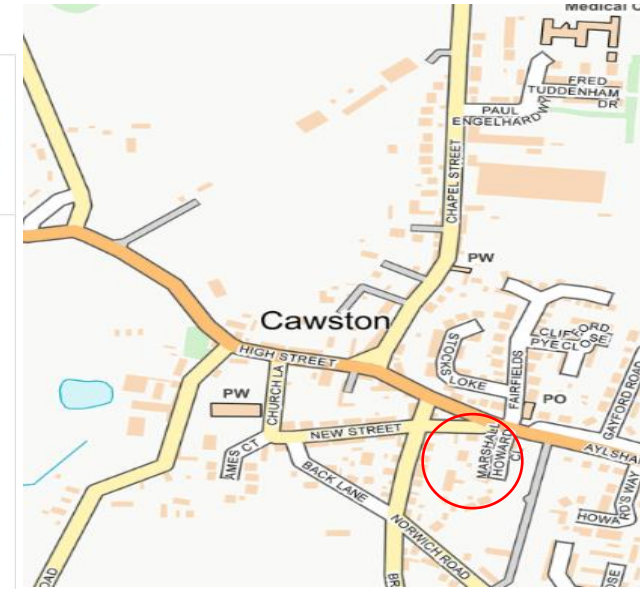
Approximate total area⁽¹⁾
 2272 ft²
 210.9 m²
 Reduced headroom
 45 ft²
 4.2 m²

(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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	TBC	

England, Scotland & Wales EU Directive 2002/91/EC

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