



High Street, Cawston, Norwich, NR10 4AA

welcome to

High Street, Cawston, Norwich

Spacious, Grade II Listed Period House, with many character features throughout. Sizeable garden stretches away to the rear and includes a garage
Enjoys village location with a range of amenities available. Circa 29 minutes' to Coast.



Description

Never judge a book by its cover! This period house is Grade II Listed and enjoys a village setting. It offers a wealth of features and so much more accommodation & garden than anyone would anticipate without viewing. Features include beams & natural wood flooring, fine inglenook style fireplace to living room with wood burner, turning cottage stairway and exposed brickwork. That said it all blends well with modern amenities, including oil fired heating and the benefit of a ground floor bathroom and a first floor shower room, also a very stylish split level bedroom/study. Outside, a small front gate opens onto a path leading to the front door through a typical cottage garden. However, to the rear you will find a sizeable garden stretching away, with paved patio, lawn and even a garage. The village offers a range of amenities including, shop, church, access to Marriots Way. Cawston has a first school and is within the catchment area for the highly regarded high school in Reepham (through to sixth form). Situated approximately a 29 minute drive from the coast and 17 minutes' from Norwich airport (source AA).

Living Room

15' 1" x 12' 9" at fireplace (4.60m x 3.89m at fireplace)
Your front door opens into an impressive living room, with its heavily beamed ceiling, natural wood floor and a most impressive inglenook style fireplace with a wood burner. A turning cottage stairway leads off to the first floor and to the rear the room opens to:

Dining Room

15' 3" x 7' 1" (4.65m x 2.16m)
With natural wood floor, beamed ceiling. Access off to kitchen and bathroom.

Kitchen

7' 8" x 9' (2.34m x 2.74m)
With fitted range of wall and base units, natural wood work surfaces with tiled surround and butler style sink. Beamed ceiling. Space for washing machine. Tiled floor. A rooflight window overhead gives natural light and another dimension to the room. Rear window and part glazed door leading to the rear garden.

Bathroom

With suite comprising bath with mixer shower tap, WC, wash hand basin atop cupboard unit and a rear window.

First Floor Landing

With natural wood flooring, exposed beams, latch style doors opening off to rooms and balustrade to stairwell.

Bedroom One

13' 8" maximum x 8' 8" (4.17m maximum x 2.64m)
Front window enjoying village outlook, exposed floor boards, wealth of beams and rustic latch style doors to wardrobe.

Bedroom Two

10' x 7' 3" (3.05m x 2.21m)
Sections of sloped ceiling, beams, natural wood floor and dormer style window looking to rear garden.

Bedroom Three

A stylish and split level room opening off main landing & comprising:

Landing Study Space

10' x 6' 2" max beyond stairs (3.05m x 1.88m max beyond stairs)
Opening off main landing area and providing access to shower room. Offering useful study area with stairs leading up to mezzanine loft bedroom space.

Mezzanine Bedroom

8' max x 7' 7" max (2.44m max x 2.31m max)
With vaulted ceilings to low level, beams and low balustrade over landing study space below. Great for hobby space, study space or a youngsters bedroom.

Shower Room

With suite comprising shower cubicle, WC, wash hand basin and window.

Outside

To the front a small gate opens to a brick paved path, running through a cottage style front garden up to the front door.

The main garden is something of a surprise, stretching away to the rear. Paved patio adjoins the house. Beyond this are areas of shingle driveway, flowering beds, gates (from a right of way access through next door) and your own brick built garage. Beyond that is a further area of lawned garden of some size, with small trees planted.



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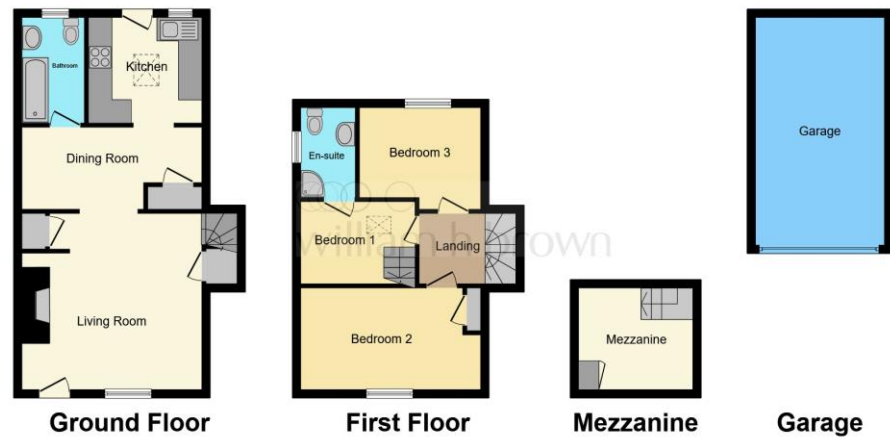


welcome to

High Street, Cawston, Norwich

- Spacious Grade II Listed Village House
- Character Features Throughout
- Inglenook Style Fireplace with Wood Burner
- Two Reception Rooms
- Sizeable Garden to Rear
- Garage
- Oil Fired Heating
- Village Setting with Amenities

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

£350,000



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RPM103723 - 0004

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