



12 Fred Tuddenham Drive

Guide Price £425,000 - £450,000

Situated in a highly sought-after location, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living.

The property welcomes you with a bright and spacious living room, providing the perfect setting for relaxation and entertaining. At the heart of the home is a modern fitted kitchen, complemented by a separate utility room for added convenience.

A dedicated dining room offers an excellent space for family meals and social gatherings, while a separate office provides an ideal work-from-home environment. A ground floor cloakroom completes the downstairs accommodation.

Upstairs, the property boasts four generous double bedrooms, including a superb principal bedroom with en-suite facilities.

The remaining bedrooms are served by a well-appointed family bathroom, ensuring ample space and comfort for the whole family.

Externally, the home benefits from a beautifully enclosed rear garden, offering a private outdoor retreat with the added advantage of a summer house, perfect for relaxing, entertaining, or use as a hobby space.

To the front, there is ample off-road parking alongside a double garage, providing excellent storage and parking facilities.

Combining generous living space, practical features, and a desirable location, this exceptional family home presents a wonderful opportunity for those seeking comfort, convenience, and lifestyle.



Services

Oil fired central heating. Mains water, drainage, and electricity are connected.

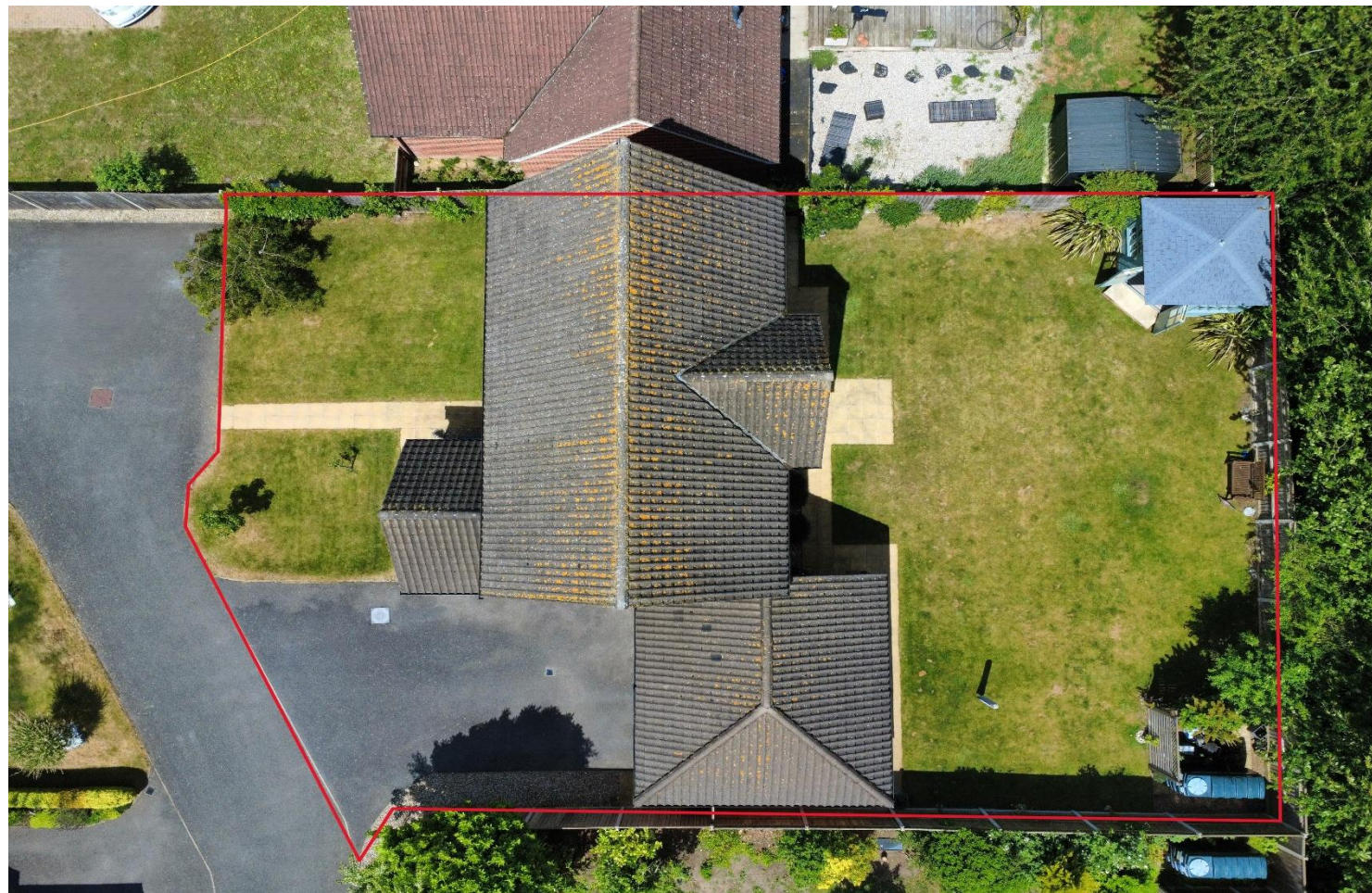
Situation

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.

For further information and to arrange your viewing, please contact our friendly and professional staff.

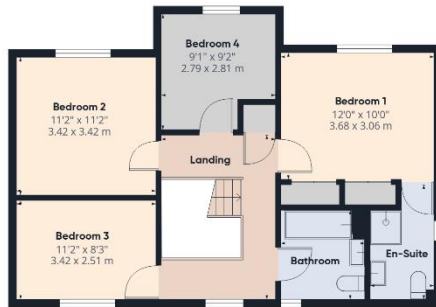
This property is being marketed by our Dereham office and the property reference is AD0297.

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



Floor 1



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Approximate total area^m

1758 ft²

163.3 m²

Reduced headroom

1 ft²

0.1 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		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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