



**Norwich Road, Cawston, Norwich, NR10 4EU**

**welcome to**

**Norwich Road, Cawston, Norwich**

A detached home in the village of Cawston with No Onward Chain, three bedrooms, generous living space, scope to update, driveway parking and garden.



## Description

This is a unique detached residence set on the edge of the popular village of Cawston and is being offered with No Onward Chain. The property enjoys internal accommodation to include 2 first floor bedrooms, alongside a 3rd to the ground floor. Further ground floor accommodation comprises Living Room with electric fire and opens to a study area, Dining Room which leads into a fitted Kitchen and a useful Utility Room, there is also a WC & Bathroom. This property would benefit from internal updating & has fantastic scope for improvement. Outside offers a gravel driveway providing off-road parking and an enclosed rear garden with a substantial vegetable garden.

Cawston is a charming village set between the Market Towns of Reepham and Aylsham and offers a variety of amenities to include village shop, post office, public house, primary school, bowling club/green, access to Marriotts Way and village hall offering a mixture of activities. Cawston is only 14 miles from Norwich International Airport and 15 miles from the popular seaside town of Sheringham. Aylsham which is only 3 miles away has a range of shops, public houses, supermarkets and secondary school and has weekly Markets and Farmers Markets twice a month. Reepham is around 3 miles away and also hosts weekly markets and has a much sought after secondary school/college which (subject to availability) the property is in the catchment area for.

## Entrance Porch

Front door opens into porch with double glazed window and internal door to hall.

## Entrance Hall

Door from porch opens into hall with stairs to first floor, parquet flooring, radiator, double glazed window and doors to downstairs accommodation.

## Living Room

Electric fire with surround, 2 radiators, front aspect double glazed windows, TV point, wall lights and opens to a Study area, which has front aspect double glazed window and radiator.

## Bedroom Three

Radiator & front aspect double glazed window.

## Bathroom

Suite comprising wash basin vanity unit and bath with mixer tap, tiled floor, radiator and double glazed window.

## Toilet

With low level WC & double glazed window.

## Dining Room

Pantry with window and shelving, wood effect flooring, radiator and archway with step to Kitchen.

## Kitchen

Fitted with base units, work surface over with stainless steel sink & drainer unit, electric hob & oven and plumbing for both washing machine & dishwasher. Tiled flooring, skylight, 3 double glazed windows and opens to Utility Room.

## Utility Room

Door to outside, vinyl flooring, wall lights and oil central heating boiler housed in cupboard.

## First Floor Landing

Eaves storage and doors to Bedrooms.

## Bedroom One

A range of fitted wardrobes, radiator and double glazed window.

## Bedroom Two

Radiator & double glazed window with field views.

## Outside

There is a gravel driveway leading to the front of the property and a generous lawn area.

To the rear of the property is a lawned garden with planted borders and a brick wall with gate opening to a substantial vegetable garden.



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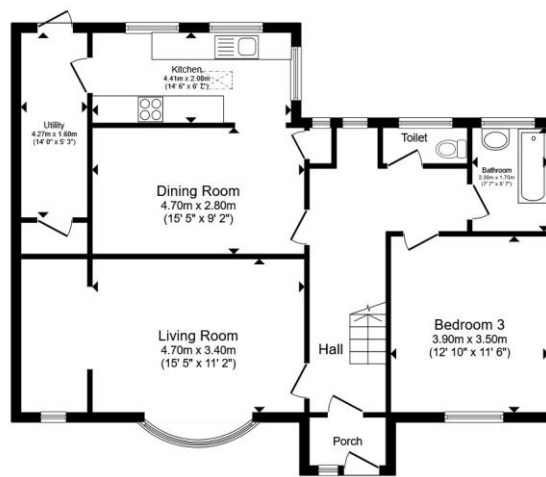
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## Norwich Road, Cawston, Norwich

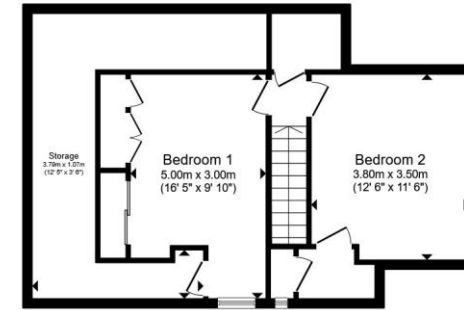
- No Onward Chain
- Detached Home with Fantastic Potential
- 3 Bedrooms
- Living Room & Dining Room
- Kitchen & Utility Room
- Off-Road Parking and Enclosed Rear Garden

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D



Ground Floor



First Floor

£325,000

Total floor area 144.6 m<sup>2</sup> (1,556 sq.ft.) approx

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.propertybox.io

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Property Ref:  
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