





## 14 Stocks Loke

**Guide Price £325,000 - £350,000**

This beautifully extended semi-detached home offers generous and versatile living accommodation, making it an ideal choice for growing families.

Upon entering, you are welcomed by an entrance hallway that leads through to the ground floor rooms. The impressive open-plan kitchen and dining area provides the perfect space for everyday family life and entertaining, while the spacious living room benefits from patio doors opening directly onto the rear garden, allowing natural light to flood the space.

Further enhancing the ground floor is a separate utility room, a convenient WC, and an additional reception room, offering excellent flexibility as a fifth bedroom, home office or playroom if required.

To the first floor are four well-proportioned double bedrooms, including an impressive principal bedroom featuring a walk-in wardrobe and a en-suite bathroom. A family bathroom serves the remaining bedrooms.

Externally, the property enjoys an enclosed rear garden, ideal for children and outdoor entertaining, together with a side garden providing additional outdoor space. To the front, a private driveway offers off-road parking.

Combining spacious accommodation with flexible living spaces and excellent family-friendly features, this superb home must be viewed to be appreciated.





## 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.

This property is being marketed by our Reepham office and the property reference is AR0312.

**NB:** The property shall not be used other than a private dwellinghouse or carport but shall not prevent any building or part of a building from being used (with the approval of the local planning Authority) for the professional purposes of a medical practitioner, dental surgeon, solicitor or accountant.

**NB:** : The Title restricts the erection of additional buildings or structures (such as large sheds, cabins or caravans) without the original developer's written consent. Small greenhouses and garden structures are permitted.

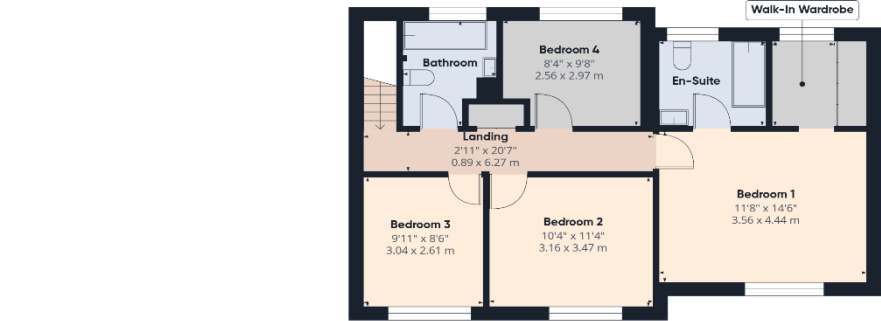
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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

PARSONS  
— COMPANY —

Approximate total area<sup>1)</sup>  
1387 ft<sup>2</sup>  
128.8 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.

GIRAFFE360



### 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>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            | 64                                                                                                            | 74        |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |

**Dereham Office**  
37 Quebec Street, Dereham, NR19 2DJ  
01362 696895  
post@parsonsandcompany.co.uk

PARSONS  
— COMPANY —

**Reepham Office**  
Market Place, Reepham, NR10 4JJ  
01603 870473  
info@parsonsandcompany.co.uk