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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



36 Chapel Street, Cawston, Norfolk, NR10 4BG

A well-maintained modern detached family home, offered with no onward chain, enjoying a peaceful rural setting on the fringe of the popular North Norfolk village of Cawston. The property combines a countryside location with convenient access to the village's excellent range of amenities, including a post office, parish church, village hall, public houses, primary school, café and convenience store.

Set back from the road and well screened by natural hedging, the property is approached via a paved pathway bordered by lawn gardens. To the rear, there is off-road parking together with access to a double garage, part of which has been thoughtfully converted to provide a useful office space. The enclosed rear garden is neatly maintained and features established planting, a timber storage shed and a summer house, creating a pleasant outdoor space to enjoy throughout the year.

Internally, the accommodation is well presented and thoughtfully arranged. An entrance hallway leads to a useful cloakroom, a comfortable family lounge with feature wood burning stove and double doors opening onto the rear garden, together with a well-proportioned kitchen/dining room. To the first floor are four bedrooms and a family bathroom. The principal bedroom benefits from built-in storage and an en-suite shower room, providing a private and comfortable retreat.

The property is ideally positioned for enjoying both village and wider North Norfolk life. Approximately five miles away, the market town of Aylsham offers a wider selection of independent retailers, supermarkets, public houses and restaurants, together with a leisure centre, doctors' surgery and schooling for all ages. The property also provides convenient access to the beautiful sandy beaches of the North Norfolk coastline, as well as the waterways and countryside of the Norfolk Broads.



Detached



House



Modern



2 Bathrooms
1 Cloakroom



1Receptions



4 Bedrooms



Tax Band D

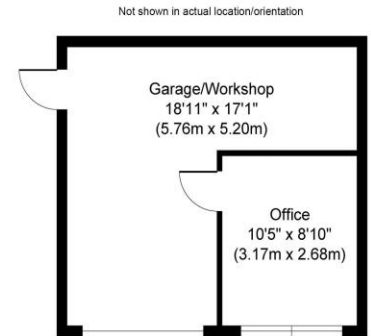
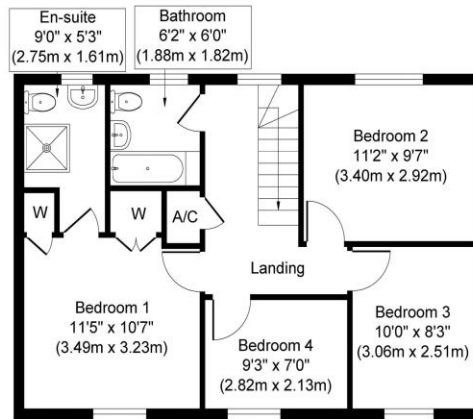
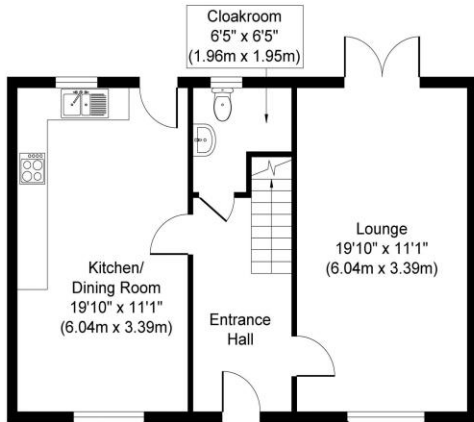


Off-Road
Parking



Garage





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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