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Fairfields . Cawston . NR10 4AS

£315,000

MODERN SPACE AND GENEROUS ACCOMMODATION WITH ANNEXE POTENTIAL FROM THE GARAGE CONVERSION

A must-see property cleverly extended provided in this four-bedroom semi-detached bungalow on a corner plot located in the popular village of Cawston with its local amenities, school, deli/café and pub, conveniently placed for access to the market towns of Aylsham, Holt and Reepham and the city of Norwich is within each via the B1145.

This impressive property must be seen to be appreciated with its deceptively generous and extensive accommodation. It is approached via a double-glazed UPVC front door to entrance porch which gives access in turn to the kitchen/dining/sitting room of some 19'1" max x 14'1" max, offering a range of work surfaces and base and eye level panel units incorporating integrated appliances, electric hob, extractor hood, separate built-in double oven. This room also features an open fireplace and double-glazed windows to the front. A panel door from this room to the generous hallway with stairs to the first floor. The lounge to the rear of the building is some 18'9" in length and offers double-glazed window to the side and glazed panel door from this room leads on to the light and airy 'L' shaped conservatory with its practical ceramic tile floor and sealed unit double-glazed windows to the side and rear, double-glazed French doors open to the rear garden area.

On the ground floor is a bedroom with double-glazed window to the side, a vanity mounted wash hand basin and both built-in double mirrored wardrobes and also separate wardrobes to one wall. The accommodation on the ground floor is completed with a shower/utility room with a shower cubicle with mains shower, vanity mounted wash hand basin, WC.

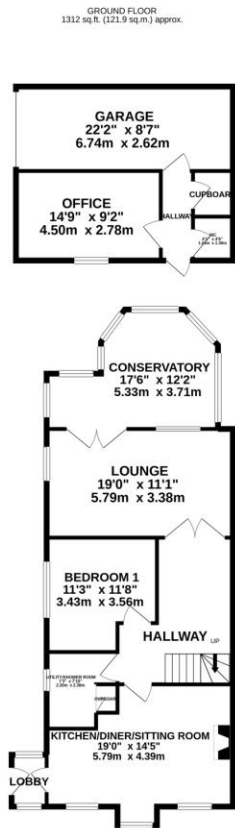
Stairway to the first floor opens to a landing, the main bedroom on this floor is some 19'3" x 11'5" in length, features double-glazed window to the side, built-in wardrobes and also features a range of useful eaves cupboards which are all boarded out to give excellent storage space. Bedroom 3 offers eaves storage and double-glazed velux windows to the front. Bedroom 4 features double-glazed velux window to the front and useful eaves storage and finally the accommodation on the first floor is completed with a family bathroom with panel sided corner bath, pedestal wash hand basin, WC and bidet. All the walls are tiled with a double-glazed window to the side.

Viewing is most strongly recommended to appreciate the property and its potential.



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TOTAL FLOOR AREA: 1978 sq.ft. (183.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

The outside space offers a corner plot, there is a lawn garden to the front and partially to the side with a timber gate that leads on to the 'L' shape side and rear garden enclosed which is mainly laid to lawn with a paved and shingle patio courtyard area. The double garage to the rear of the property features also a double width driveway for excellent parking, one half of the double garage is arranged to form an office/home working study/studio environment with laminate flooring and a window to the side. There is also a cloakroom and entrance hall and a door that leads to the other half which remains a garage and is accessed from the front.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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