

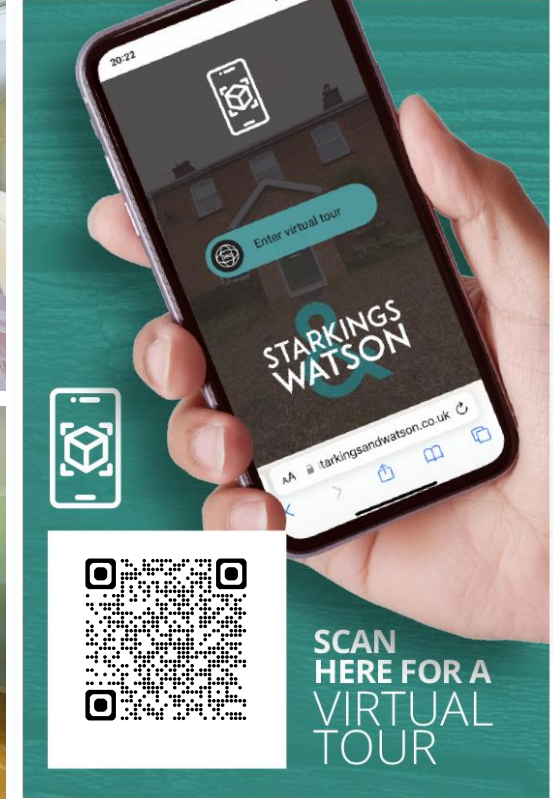
NORWICH ROAD

Cawston, Norwich NR10 4EY

Freehold | Energy Efficiency Rating : D

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STARKINGS & WATSON

- Detached Family House
- Considerably Extended With A Double Garage
- Six Reception Rooms
- Five/Six Double Bedrooms
- Family Bathroom, En-Suite & WC
- Set Upon 0.3 Acre Plot (stms)
- Field Views To The Front & Rear
- Fantastic Decorative Order Throughout

IN SUMMARY

This impressive DETACHED HOME is pleasantly situated on a 0.3 ACRE PLOT (stms) with panoramic FIELD VIEWS to the front and rear enabling you to fully enjoy the RURAL SETTING. Benefiting from some considerable extensions over time, the home now offers a little over 2890 SQ. FT of accommodation (stms) including, two studies/home offices, OPEN L-SHAPE 24' KITCHEN/BREAKFAST ROOM with a pantry, WC and laundry room, DUAL ASPECT MUSIC/FAMILY/DINING ROOM and sitting room with a SECRET LIBRARY/SNUG all offered in brilliant decorative order throughout. The first floor gives way to SIX DOUBLE BEDROOMS with two points of access, family bathroom and EN-SUITE SHOWER ROOM all wonderfully positioned to make the most of the surrounding views. The property is served by ample off road parking and a DOUBLE GARAGE leading towards the sizeable rear garden, ideal for a family to enjoy. The VERSATILITY and potential with this home is limitless, offering ANNEX POTENTIAL (stp), the ability to run your business/work from home or to allow everyone their own spaces to enjoy at home.

SETTING THE SCENE

The property is set back from the street behind a large shingle driveway with tall privacy giving hedge to the very front and all timber fencing running parallel either side of

the home. Access in to the double garage can be found here as well as the main door/porch.

THE GRAND TOUR

Stepping inside you are first met with a porch style entrance ideal for slipping off your shoes and coats after a long rural walk before stepping over the wood flooring into the main residence. Turning to your left initially, the property has two generous offices ideal for running a business from home or potentially to turn into further bedrooms, a play room or entertainment area. Both spaces have wood effect flooring under foot, uPVC double glazed windows with the large room also offering built in storage and an air conditioning unit. Turning to your right from the entrance is the L-shape kitchen/breakfast room with tiled flooring and an array of wall and base mounted storage set around rolled edge work surfaces with a central island. In the kitchen is space for a range style oven/hob with extractor above with an integrated fridge/freezer and dishwasher. Additional storage can be found in the ever desirable pantry off the kitchen also with access door to the garden and spiral staircase to the first floor within the dining area suitable for a formal dining table. Beyond here is the laundry room with tiled flooring and space for further appliances with additional storage as well as two piece WC with frosted glass window to the side. The far left hand side of the property is a 28' music/family/dining room. With a dual aspect over both side and rear gardens this versatile space could be utilised in many ways, whilst sitting in the heart of the home is a generous sitting room with uPVC French doors into the rear garden and offering a feature fireplace. Within this room a hidden study/library can be accessed disguised as a book shelf for a truly unique feel. The central landing on the first floor gives access to all bedrooms, multiple storage cupboards and the three piece family bathroom with part tiled surround with vaulted ceilings and Velux windows to the rear. Sitting near the spiral staircase is a landing with



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Disclaimer: 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.

Price:



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space for seating to enjoy the field views adjacent with direct access into the first dual aspect double bedroom with vaulted ceilings, this room currently serves as an entertainment area. From the main stairs initially we can find the first double bedroom this way with a front facing aspect and carpeted flooring under foot with vaulted ceilings while next door is a similarly sized bedroom also with carpeted flooring and views to the front offering field views. At the very end of the hallway is the smaller of the bedrooms also with a front facing aspect and vaulted ceilings, this room would still make a good double room or potential playroom/nursery. The two largest bedrooms come with a rear facing aspect, the larger with multiple Velux windows along the vaulted ceiling and rear facing window also while the main room is slightly smaller in size but still a good sized double room also with views into the rear garden and neighbouring fields. The room also has use of an en-suite shower room with part tiled surround, corner shower unit and radiator.

THE GREAT OUTDOORS

Externally, the rear garden is predominantly laid to lawn fully enclosed on both sides and to the rear with the oil tank being found to your right as you exit and full access to the front of the property at each side of the home. Stepping down a gradual slope the second section of the garden offers a private patio seating area with colourful mature shrubs while a tall hedge separates the main garden from a 'secret planting garden' ideal for growing your own fruit and vegetables.

OUT & ABOUT

Cawston is a popular village North of Norwich, offering a good range of local amenities, including a village shop and school. The nearby market town of Reepham offers a further range of amenities. Excellent transport links into Norwich can be used, including the new Broadland Northway which provides easy access to the A11 and A47. The beautiful North Norfolk Coast is about 10 miles away, and offers a wide range of leisure activities.

FIND US

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What3Words : ///unwound.zones.manly

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



GIRAFFE 360
 standard.
 Calculations are based on RICS JPM5 3C
 plan is for illustrative purposes only.
 While every attempt has been made to
 ensure accuracy, all measurements are
 approximate, not to scale. This floor

(1) Excluding balconies and terraces
 Reduced headroom:
 Below 5 ft/1.5 m

Approximate total area^m
 2890.76 ft²
 268.56 m²
 Reduced headroom
 203.11 ft²
 18.87 m²

