Chapel Street, Cawston, Norwich
Guide Price £350,000 Freehold
Energy Efficiency Rating : 50

- Detached Family Home
- Located on the Fringe of the Village
- Short Walk to Schools & Amenities
- Two Reception Rooms
- Large 21' Kitchen/Dining Room
- Four Double Bedrooms
- Ample Off Road Parking
- Wrap around Gardens

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116
Located on the FRINGES of CAWSTON, this detached family home is located within a 10 MINUTE WALK of AMENITIES and SCHOOLING, whilst offering TWO RECEPTION ROOMS, a 20’ KITCHEN/DINING ROOM and FOUR DOUBLE BEDROOMS! Set behind a gated entrance, ample off road parking is provided, with MATURE GARDENS which wrap around the front, side and rear of the property. Stepping inside, a hall entrance leads to the STUDY, conservatory, UTILITY ROOM and cloakroom. The 20’ KITCHEN/DINING ROOM is located in the centre of the property, with a large BREAKFAST BAR and useful WALK-IN PANTRY, with the sitting room and open fire adjacent. To the first floor, the landing offers exposed wood flooring, with doors to the FOUR DOUBLE BEDROOMS and family bathroom with 'his and hers' hand wash basins. To the outside, the rear garden is lawned, whilst a HARD STANDING COURTYARD offers a private seating area with brick built barbecue and converted TIMBER BEACH HUT - now used as a bar!

LOCATION
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.

DIRECTIONS
You may wish to use your Sat-Nav (NR10 4BG), but to help you...Leave Norwich via the Broadland Northway, heading North, exiting at the Horsford junction on the right hand side. At the next roundabout, turn left, onto the Holt Road. Continue through Horsford, until you reach the Cawston roundabout. Turn left onto the B1145, entering Cawston, turning right onto Chapel Street, where the property can be found on the right hand side, indicated by our For Sale board.

The property is set back from the road behind a timber five bar gate, with ample off road parking, high level mature hedging and walling offering privacy and seclusion, and open access to the gardens. The potential exists to create a large driveway, and garage (stp).

uPVC obscure double glazed entrance door to:

ENTRANCE HALL
Fitted carpet, radiator x2, electric fuse box, alarm control panel, cloaks storage cupboard, smooth ceiling, doors to:

STUDY/FAMILY ROOM
15’ 8” x 8’ 6” (4.78m x 2.59m) Wood effect flooring, radiator, uPVC double glazed window to front, television and telephone points, wall lighting, smooth ceiling, uPVC double glazed door to:
CONSERVATORY
15' 3" x 11' 7" (4.65m x 3.53m) Of brick and uPVC construction with uPVC double glazed windows to front, side and rear, vaulted ceiling with ceiling fan, tiled flooring.

UTILITY ROOM
8' 5" x 8' 2" Max. (2.57m x 2.49m) Fitted range of base level units with complimentary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs and flooring. space for washing machine and tumble dryer, floor standing oil fired central heating boiler, uPVC double glazed window to rear.

CLOAKROOM
Two piece suite comprising low level W.C, wall mounted hand wash basin with mixer tap, tiled splash backs and flooring, radiator, uPVC obscure double glazed window to rear, extractor fan.

KITCHEN/DINING ROOM
21' 1" x 20' 5" Max. (6.43m x 6.22m) Located in the centre of the property, and the true heart of the home is this spacious open plan reception room with fitted kitchen and space for dining. The kitchen offers a fitted range of wall and base level units with complimentary rolled edge work surfaces, and inset one and a half bowl ceramic sink and drainer unit with mixer tap, tiled splash backs, space for 'Range' style electric cooker with extractor fan, tiled flooring and fitted carpet, space for 'American' style fridge freezer and dishwasher, built-in breakfast bar, under cupboard lighting, spiral stairs to first floor landing, radiator x3, uPVC double glazed window to front and rear, walk-in pantry with storage shelving, telephone point, space for dining table, uPVC double glazed door to rear garden, thermostat heating control, coved ceiling with recessed spot lights, door to:

SITTING ROOM
21' 2" x 15' Max. (6.45m x 4.57m) Central feature open fire with tiled hearth and timber surround, fitted carpet, radiator x2, uPVC double glazed windows to front and rear, dado rail, television point, wall lighting, coved ceiling.

SPIRAL STAIRS TO FIRST FLOOR LANDING
Exposed wood flooring, built-in airing cupboard housing hot water tank, loft access hatch, doors to:

DOUBLE BEDROOM
10' x 8' 7" Max. (3.05m x 2.62m) Fitted carpet, radiator, uPVC double glazed window to front, television point.

DOUBLE BEDROOM
12' 2" x 9' 10" (3.71m x 3m) Fitted carpet, radiator, uPVC double glazed window to side and rear, television point, coved ceiling.

FAMILY BATHROOM
Five piece suite comprising low level W.C, 'his and hers' twin hand wash basins set within vanity unit, with storage cupboards under and mixer taps over, corner panelled 'Jacuzzi' style bath with mixer shower tap, shower cubicle.
with thematically controlled shower, tiled walls, tile effect flooring, heated towel rail, uPVC obscure double glazed window to rear, coved ceiling with recessed spot lights and extractor fan.

**DOUBLE BEDROOM**

11' 3" x 8' (3.43m x 2.44m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

**DOUBLE BEDROOM**

14' 10" x 12' 9" Max. (4.52m x 3.89m) A spacious L-shaped room with potential for an en suite, with fitted carpet, radiator, uPVC double glazed window to front, television point, range of fitted wardrobes comprising double wardrobes x4 and single wardrobes x3, coved ceiling with recessed spot lights.

**OUTSIDE REAR**

Leading from the kitchen, a spacious private lawned garden can be found, enjoying the south sun, with patio area, and mature planted boundaries. A timber beach hut has been converted into an outside bar, which is adjacent to a hard standing courtyard garden, with brick built barbecue. Further mature planting can be found, with outside power and water supplies, access to the oil tank, and large timber shed.
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.