

# Arnolds | Keys



## School Cottage New Street, Cawston, Norwich, NR10 4BN

Guide Price £365,000

- No Onwards Chain
- Two Double Bedrooms
- Off Road Parking
- Unique Former School Conversion
- Main Bedroom with Ensuite
- Stylish and Bright Accommodation



# School Cottage New Street, Norwich NR10 4BN

**\*NO ONWARD CHAIN\*** Formerly the village school, this unique property boasts bright, contemporary and spacious accommodation and is ideally located in the heart of the popular village of Cawston.



Council Tax Band: C



## DESCRIPTION

A wonderfully unique detached property ideally positioned within the popular village of Cawston. The property benefits from a gravel driveway to the front providing off road parking for two cars, enclosed courtyard garden to the front and side. Having been redecorated throughout by the current owners the property presents bright, contemporary accommodation with an open plan kitchen/diner/living room to the ground floor; perfect for entertaining, with separate cloakroom. To the first floor there are two double bedrooms, one with a double built in wardrobe and ensuite fitted with a four piece suite, and a family bathroom. The property is currently used as a main residence but would lend itself to being an ideal holiday let also.

## LOCATION

Cawston is a popular North Norfolk Village ideally situated less than 5 miles from the Market Town of Aylsham and Reepham and has easy access to Broadland Northern Distributor Route. The village is convenient for the beautiful North Norfolk Coast and Norfolk Broads. It has 2 Pubs, both serving food, a Café/Deli, primary school and a Convenience Store with Post Office. It is also on the bus route for Norwich and the nearby Market Towns. There is a Village Hall offering community events throughout the year. The Oaks Playing field offers a children's playpark, Football and a games/skateboarding area, Cawston Bowls Club and Allotments.

Aylsham is the nearest Market Town and offers an abundance of amenities from choice of 3 supermarkets, local independent shops, highly rated preschools, primary and high schools.

The Village is ideal for those looking to explore what the North Norfolk Countryside has to offer with plenty of walks including 'Cawston Heath' and access to the popular 'Marriotts Way' route.

The Cathedral City of Norwich is 13 miles South from Cawston.

## INTERNAL ACCOMMODATION

### OPEN PLAN KITCHEN/LIVING/DINING ROOM

Timber framed double doors to front entrance. The kitchen is fitted with a range of wall and base units with solid wood worktops over, electric 'Indesit' hob with extractor fan and an inset one and a half sink with drainer. Integrated appliances include an electric oven with integrated combination microwave above, dishwasher and washing machine. Space for a free standing American fridge/freezer. The kitchen also boasts an island unit to provide further storage, a breakfast bar and features discrete pop up power sockets. Laminate flooring throughout and a radiator.

The kitchen is open plan to the living/dining area, a bright space with multiple double glazed windows to all aspects, including an arched feature window to the side. Stairs to the first floor:

### CLOAKROOM

Double glazed window with obscured glass to front aspect, WC, wash hand basin and laminate flooring.

### FIRST FLOOR

#### BEDROOM TWO

Double glazed Velux window to rear, laminate flooring, cupboard housing electric boiler.

#### BEDROOM ONE

Double glazed arched window to front aspect and Velux window to side, double built in wardrobe with sliding doors, laminate flooring, door to;

### ENSUITE

Double glazed window with obscured glass to side and Velux window to rear. Fitted with a four piece suite comprising bath, corner shower cubicle, wash hand basin and WC, LED light mirror, extractor fan and tiled flooring.

### SHOWER ROOM

Three double glazed windows with obscured glass to front, corner shower cubicle fitted with a mains connected shower, WC, wash hand basin, extractor fan, heated towel rail and tiled flooring.

### EXTERNAL

The property is approached via a gravel driveway to the front. There is an enclosed and partly walled, low maintenance courtyard style garden also to the front, which is laid to lawn and patio with a range of mature trees and shrubs. To the other side there is a further enclosed area currently providing useful outside storage with two sheds.

### AGENTS NOTES

This property is Freehold.

Mains water and electricity connected, mains drainage and electric heating.

Cour





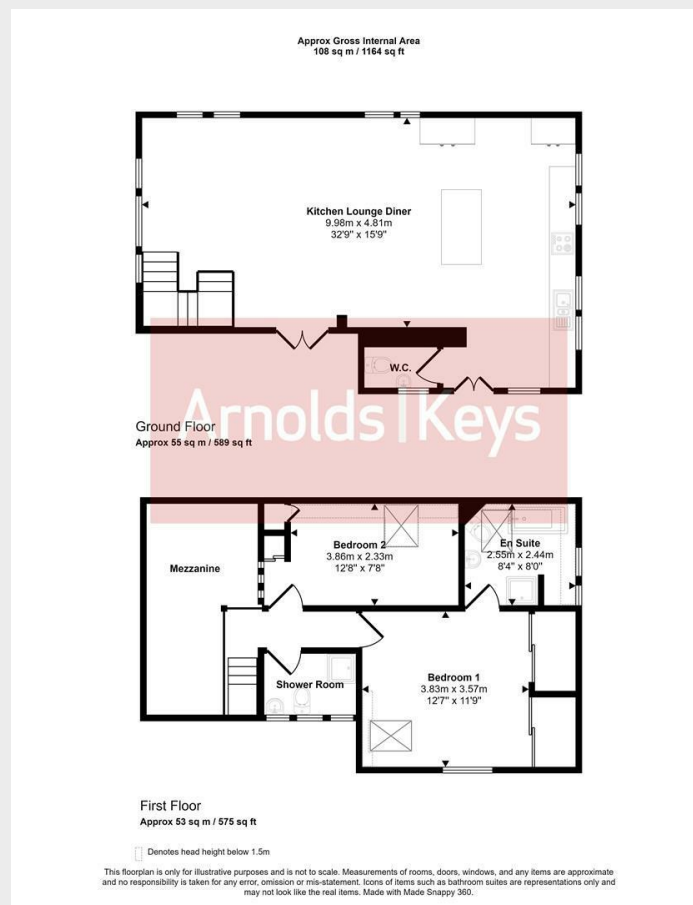


## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>35</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. 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 £250.