



Plot 1, 21 Norwich Road, Cawston, NR10 4EX

Guide Price £395,000

- Exclusive Development of Five Detached Homes
- Open Plan Kitchen/Living Area
- Utility Room
- Detached Single Garage
- Principle Bedroom with Ensuite
- Three Double Bedrooms
- Detached Chalet Bungalow
- Entrance of Development Location
- Driveway
- Air Source Central Heating

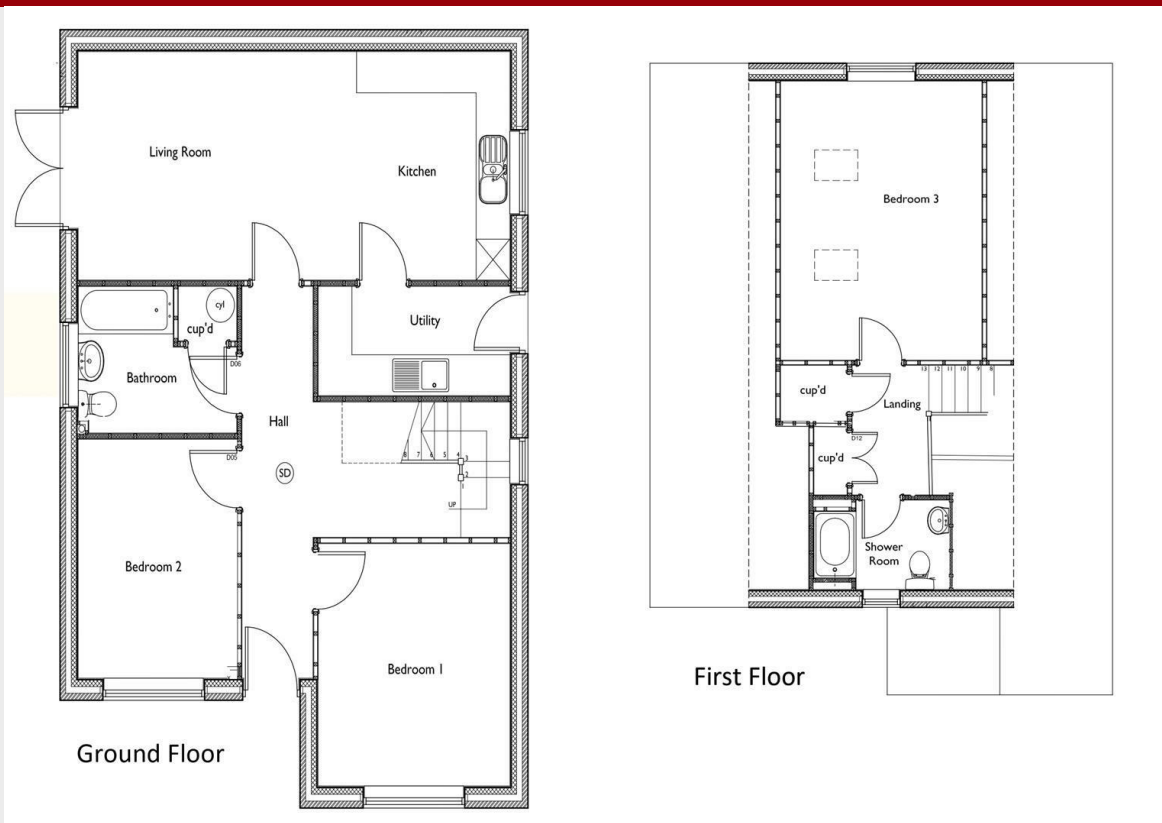
21 Norwich Road, Cawston NR10 4EX

**** LUXURY NEW BUILD DEVELOPMENT **** Arnolds Keys are delighted to offer this newly built, executive, three bedroom, detached chalet bungalow located on an exclusive development of just five properties, situated in the sought after rural village of Cawston, Norfolk.

Positioned between the market towns of Reepham and Aylsham, the development is surrounded by countryside, offering a rural escape to village life.



Council Tax Band: To be registered



DESCRIPTION

This three bedroom detached chalet bungalow offers versatile accommodation and boasts entrance hall, delightful open plan lounge/kitchen/dining room measuring an impressive 25ft with utility room. Two double bedrooms and a three piece bathroom suite complete the ground floor accommodation.

To the first floor is a further substantially sized principle bedroom featuring a built in wardrobe, storage cupboard and ensuite shower room.

CHALET STYLE

Built in a traditional style, the property is an attractive mix of red brick and red clay pantile roof with generous brick detailing. The home is designed to incorporate lots of light, rooms are generously proportioned and it comes with a detached brick and tile garage.

Ground Floor

OPEN PLAN LIVING / DINING ROOM/ KITCHEN

25'3" x 10'11"

UTILITY 11'3" x 5'3"

BEDROOM ONE

11'3" x 11'8"

BEDROOM TWO

9'3" x 11'6"

BATHROOM

First Floor

BEDROOM THREE

11'11" 16'6"

SHOWER ROOM

FEATURES

The chalet is designed with high insulation to improve energy efficiency and reduce environmental impact and creating a home that is convenient and comfortable to live in as well as economical to run.

KITCHEN

Quality kitchen units with stone effect worktop.

Bosch ceramic induction hob with extractor, integrated Bosch oven and Bosch combi oven microwave.

Integrated Bosch dishwasher.

Kitchen with Franke Gemini 1.5 Bowl Tectonite Urban Grey

Kitchen Sink.

Integrated waste and recycling bin.

Satin Nickel mixer tap.

Provision for Fridge/Freezer American Fridge

UTILITY

Quality kitchen base and wall units with stone effect worktop.

Satin Nickel mixer tap.

Franke Gemini 1.5 Bowl Tectonite Urban Grey Kitchen Sink and provision for Washing machine and tumble dryer.

INTERNAL FINISHES

Oak stairs with oak handrail & newel caps with glass balustrading.

Premium finished Oak veneered doors with 'Turin' satin nickel handles.

Amtico Sherwood Oak laminate flooring to Hallway, lounge/kitchen/dining room, Utility and Bathroom.

Amtico Sherwood Oak laminate flooring to first floor Bathroom. Subtle Ivory to all walls throughout.

Farrow & Ball 'James White' No2010 to all skirtings and door frames.

LIGHTING AND ELECTRICAL

A mixture of downlights and pendants.

TV points to living room, dining room & all bedrooms.

BT points to Kitchen, Living Room, Master Bedroom and Hall.

Network connection points in all rooms.

Convenient USB charging points in all rooms.

External socket at rear of house.

Attractive, contemporary style external lighting to front, rear of house and garage.

Garage electric socket and lighting, up and over retractable door and car charging point.

BATHROOMS

Ground floor Family Bathroom with WC & hand basin and bath.

Heated towel rails to Bathroom and En-suite.

Contemporary style sanitaryware.

Chrome fittings.

Contemporary toilets with soft close seats.

Chrome fixed shower head in Master En-Suite.

Heated Demister mirror (backlit) to Master ensuite.

HEATING AND WATER

Daiken Air Source Heat Pump (ASHP).

Fully programmable underfloor heating on the ground floor.

Thermostatically-controlled radiators upstairs.

Towel rail to En-suites and bathroom.

External tap to rear of property.

Water softener provision.

WINDOWS AND DOORS

Double-glazed windows. Traditional style front & rear

Composite external doors. French doors to rear patio.

GARDENS AND BOUNDARIES

The property is approached via a driveway with the addition of a detached single garage.

Turf to front garden, plus planted beds, rear garden prepared and seeded.

Boundaries are a mix of close board fencing and black estate fencing.

Large rear patio and paths to the garden.

AGENTS NOTE

The property is held freehold.

Council Tax Band - to be registered.

EPC Rating Predicted - C

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, 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. The Cawston Bowls Club and Allotments are situated close by the development.

There is also a primary school close by which is rated GOOD on the Ofsted report.

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 and is a beautiful, historic City with plenty of shops, restaurants, public houses and parks. The River Wensum flows through the City and provides the opportunity for boat hire and numerous restaurants along the water.



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. 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.