

# Arnolds | Keys



**29 Stocks Loke, Cawston, NR10 4BS**

**Guide Price £100,000**

- SHARED OWNERSHIP SCHEME
- NO ONWARDS CHAIN
- LOUNGE DINER
- POPULAR VILLAGE LOCATION

- AVAILABLE TO PURCHASE AT A 50% SHARE
- THREE BEDROOMS
- GARDEN ROOM
- OFF ROAD PARKING

# 29 Stocks Loke, Cawston NR10 4BS

**\*SHARED OWNERSHIP\*** Situated within a quiet cul-de-sac in the popular village of Cawston, this three bedroom home boasts a delightful rear garden with off road parking. Available to purchase at a 50% share with no onward chain.



Council Tax Band: B



## **DESCRIPTION**

Situated within a quiet cul-de-sac in the popular village of Cawston, this three bedroom semi detached home is available to purchase as part of a shared ownership scheme at a 50% purchase. The property comprises an entrance hall, lounge/diner, garden room and fitted kitchen, with three bedrooms and a bathroom to the first floor. Externally, the property offers off road parking, garage and an established rear garden.

## **ENTRANCE HALL**

uPVC door to front entrance, double glazed window to side, stairs to first floor with built in storage underneath, radiator and carpet.

## **KITCHEN**

Timber door to side entrance, window to garden room, wooden front wall and base units with inset stainless steel sink and drainer, space and plumbing for washing machine, under counter space for fridge and separate freezer, four ring electric hob with cooker hood over, fitted double electric oven, tiled flooring, radiator.

## **LOUNGE/DINER**

Double glazed window to front aspect, double glazed sliding doors to garden room, two radiators, carpet, electric fireplace.

## **GARDEN ROOM**

Double glazed windows and uPVC double glazed sliding door to rear garden, carpet, radiator and electric storage heater.

## **FIRST FLOOR LANDING**

Double glazed window to side aspect, carpet, airing cupboard.

## **BEDROOM ONE**

Double glazed window to rear aspect, carpet, radiator.

## **BEDROOM TWO**

Double glazed window to front aspect, carpet, radiator.

## **BEDROOM THREE**

Double glazed window to front aspect, carpet, radiator.

## **BATHROOM**

Double glazed window with obscured glass to rear aspect, bath, pedestal wash hand basin, WC, shower cubicle with mains connected shower, heated towel rail, vinyl flooring.

## **EXTERNAL**

To the front the property is laid to shingle to provide off road parking and access to the garage, which is exposed to the rear garden, has an up and over door and is boarded for further storage. The rear garden is mainly laid to lawn with a raised pond and paved patio seating area.

## **AGENTS NOTES**

This property is Freehold.

Mains drainage, electricity and water connected.

LPG gas heating.

Council tax band: B (Broadland)

## **LOCATION**

Cawston is a popular Norfolk village located approximately 11 miles north of Norwich and conveniently positioned between the market towns of Aylsham and Reepham. The village offers an appealing balance of countryside living and everyday convenience, making it particularly popular with families and those seeking a village lifestyle within easy reach of the city.

Local amenities include a village shop and post office, primary school, public houses and recreational facilities. Cawston also provides excellent access to the popular Marriott's Way for walking and cycling, while the North Norfolk coastline, including Cromer and Sheringham, can be reached within approximately 30–40 minutes by car.



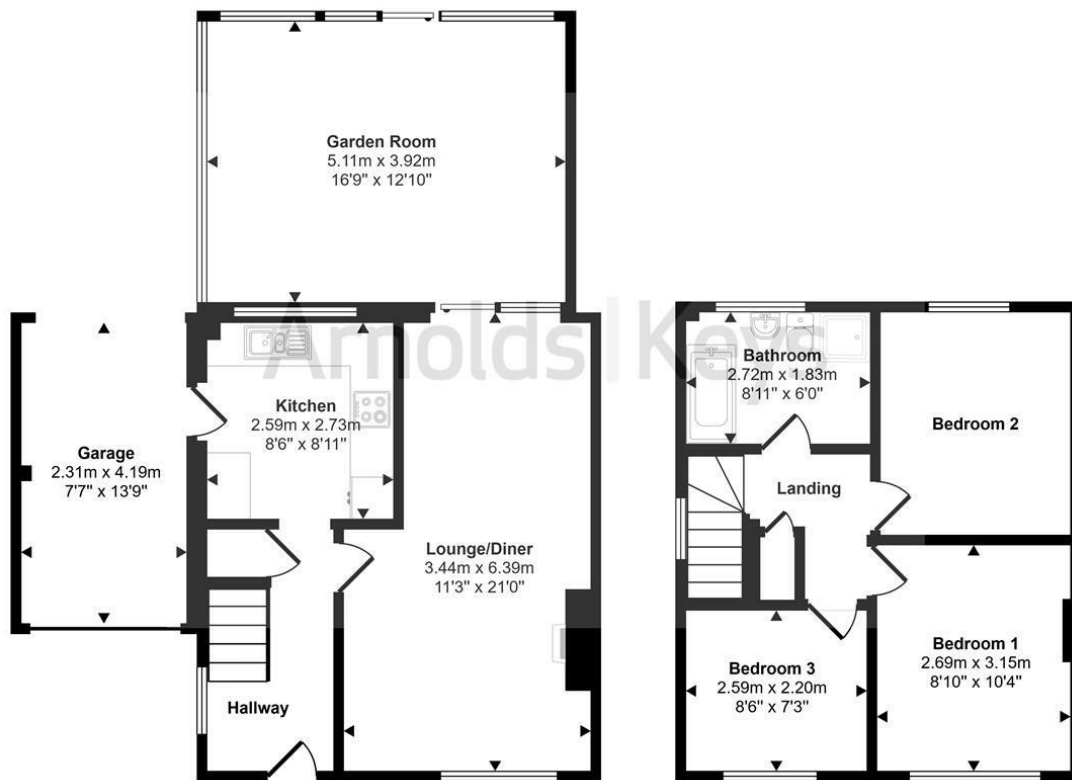
## Viewings

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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			50
(21-38) <b>F</b>		22	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
101 sq m / 1084 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

