

Arnolds | Keys



Plot 3, 2 Ann Grand Close, Cawston, NR10 4EX

Guide Price £495,000

- Accommodation Measuring 1,500 sq ft
- Two Reception Rooms to Include Home Office
- Principle Bedroom with Ensuite
- Utility Room
- Detached Garage
- Four Double Bedrooms
- Spacious Living Room Measuring 21ft in Length
- Ground Floor W/C
- Corner Plot
- Air source Central Heating

2 Ann Grand Close, Cawston NR10 4EX

**** LUXURY NEW BUILD DEVELOPMENT **** Arnolds Keys are delighted to offer this newly built, executive four bedroom detached home 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

The ground floor accommodation comprises of spacious entrance hall with two reception rooms to include a useful snug/home office and a living room measuring an impressive 21ft in length with French doors to the rear garden. There is a substantially sized kitchen/diner, also with French doors leading out to the rear garden with utility room and a ground floor W/C. The first floor the landing leads you to four double bedrooms; one with ensuite, and a family bathroom.

HOUSE STYLE

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

The home offers open plan living, where all can gather in generous open plan kitchen and dining room. The house has a sizeable sitting room and also includes a separate snug/home office.

Ground Floor

LIVING ROOM 6.53M x 3.8M (21' 5"x12' 6")
SNUG/HOME OFFICE 3.82M x 1.81M (12' 6" x 6' 0")
KITCHEN/DINER 6.412M x 2.864M (21' 0" x 9' 5")
WC 1.55M x 0.81M (5' 1" x 2' 8")
Utility 2.1M x 1.54M (6' 10" x 5' 1")
Hall 3.508M x 3.243M (11' 6" x 10' 8")

First Floor

BEDROOM ONE 4.26M x 3.5M (14' 0" x 11' 6")
ENSUITE 1.86M x 2.03M (6' 1" x 6' 8")
BEDROOM TWO 3.82M x 3.413M (12' 6" x 11' 2")
BEDROOM THREE 3.53M x 3.81M (11' 7" x 12' 6")
BEDROOM FOUR 2.9M x 3.41M (9' 6" x 11' 2")
BATHROOM 2.83M x 2.89M (9' 3"x 9' 6")
LANDING 2.63 x 3.91M (8' 7" x 12' 10")

KITCHEN/DINER

Quality kitchen units in Dove grey finish 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 ROOM

Quality kitchen base and wall units in Dove grey finish 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, Kitchen/Dining Rooms, Utility and WC.

Amtico Sherwood Oak laminate flooring to first floor Bathroom and En-suite.

Subtle Ivory to all walls throughout.

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

LIGHTING & ELECTRICAL

A mixture of downlights and pendants.

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

BT points to Kitchen, Living Room, Master Bedroom, Snug/Home Office 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 cloakroom with WC & hand basin.

En-suite with concealed shower WC and basin.

Family bathroom with bath, shower over, WC and basin.

Heated towel rails to Bathrooms and En-suite.

Contemporary style sanitaryware.

Chrome fittings.

Contemporary toilets with soft close seats.

Chrome fixed shower head in Master En-Suite. Bathroom

Shower on riser rail.

Heated Demister mirror (backlit) to Master ensuite.

HEATING & 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.

Fireplace constructed to accept a wood burning stove, with decorative brick hearth

and oak mantel in Living Room.

External tap to rear of property.

Water softener provision.

WINDOWS & DOORS

Double-glazed windows. Traditional style front & rear

Composite external doors. French doors to rear walled patio.

GROUNDS & BOUNDARIES

The property is approached via a driveway with the addition of a detached 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 walled patio and paths to the garden.

AGENTS NOTE

The property is held freehold.

Council Tax Band - to be registered

EPC Predicted Rating - B

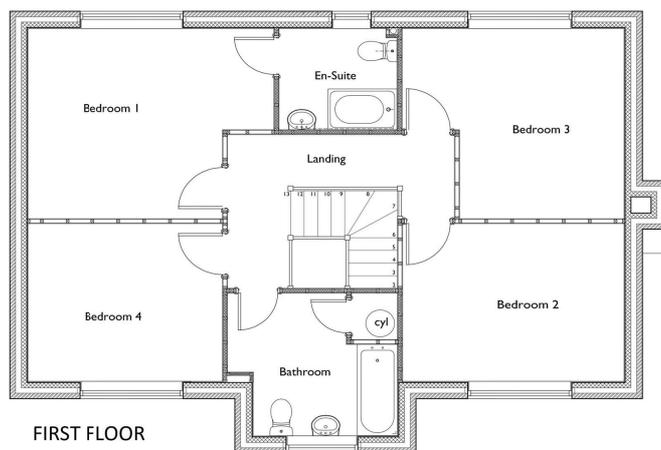
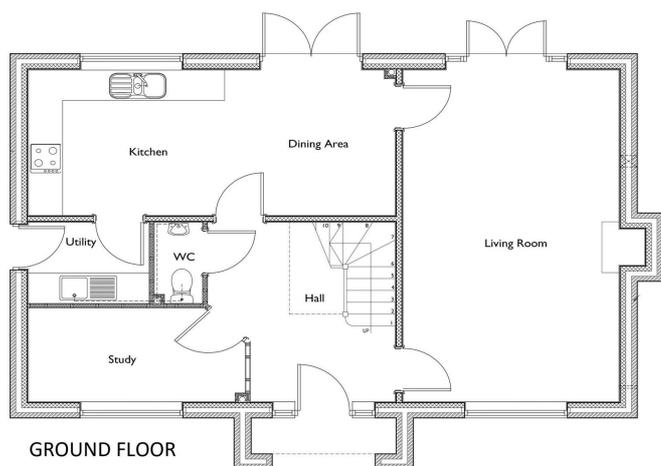
LOCATION

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.



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.