

Arnolds | Keys



11 Chapel Street, Cawston, NR10 4BG

Offers Over £210,000

- FORMER WEAVERS COTTAGES
- ENCLOSED COURTYARD GARDEN
- CLOSE TO LOCAL AMENITIES
- WOOD BURNING STOVE
- CHARACTERFUL FEATURES
- POPULAR VILLAGE LOCATION
- KITCHEN/BREAKFAST ROOM
- BRIGHT AND WELL PRESENTED

11 Chapel Street, Cawston NR10 4BG

A charming, period home formerly standing as weavers cottages and situated within the popular village of Cawston. The home boasts characterful features including a wood burning stove, exposed beams and bright accommodation with an enclosed courtyard garden and parking available on the road.



Council Tax Band: B



DESCRIPTION

Believed to date back to the 1700's, this characterful two bedroom property formerly stood as weavers cottages, therefore boasting high ceilings in every room; creating bright and airy living spaces with charming features such as exposed beams and a wood burning stove. The property is well presented and features a living room, kitchen/breakfast room, bathroom, rear lobby and to the first floor are two double bedrooms. Externally, the property offers an enclosed low maintenance courtyard garden.

LOCATION

The property is situated on Chapel Street in the popular village of Cawston. The village offers a convenience store, primary school, two pubs, and a local deli/coffee shop and is surrounded by countryside to offer plenty of local walks. Cawston is situated less than 5 miles from the market town of Aylsham and 13 miles North of the City of Norwich.

INTERNAL ACCOMMODATION

LIVING ROOM

Timber framed door to front entrance, double glazed window to front aspect, wood burning stove with tiled hearth, carpet flooring, radiator.

KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect, fitted with a range of wall and base units with worksurface over, inset stainless steel sink and drainer, fitted electric oven with electric hob and cooker hood over, space for an under counter fridge, dishwasher, radiator, tiled flooring and stairs to first floor.

REAR HALLWAY

Timber framed door to rear lobby, space and plumbing for a washing machine and tumble dryer, door to;

BATHROOM

Double glazed window with obscured glass to side aspect, fitted with a three piece suite comprising bath with electric shower over, vanity

unit with WC and wash hand basin, tiled floor and walls, heated towel rail.

PORCH

Timber framed barn style door to rear garden, windows to side aspect, tiled flooring, space for a tumble dryer.

FIRST FLOOR

BEDROOM ONE

Double glazed window to front aspect, radiator, carpet flooring.

BEDROOM TWO

Double glazed window to rear aspect, built in wardrobe and airing cupboard with storage over, radiator, carpet flooring.

EXTERNAL

To the front the property is accessed through a wrought iron gate with a small area of garden to the side. To the rear there is an enclosed, paved courtyard garden with fitted timber framed storage area.

AGENTS NOTES

This property is Freehold.
Council tax band: B (Broadland)
Mains drainage, gas, electricity and water connected.



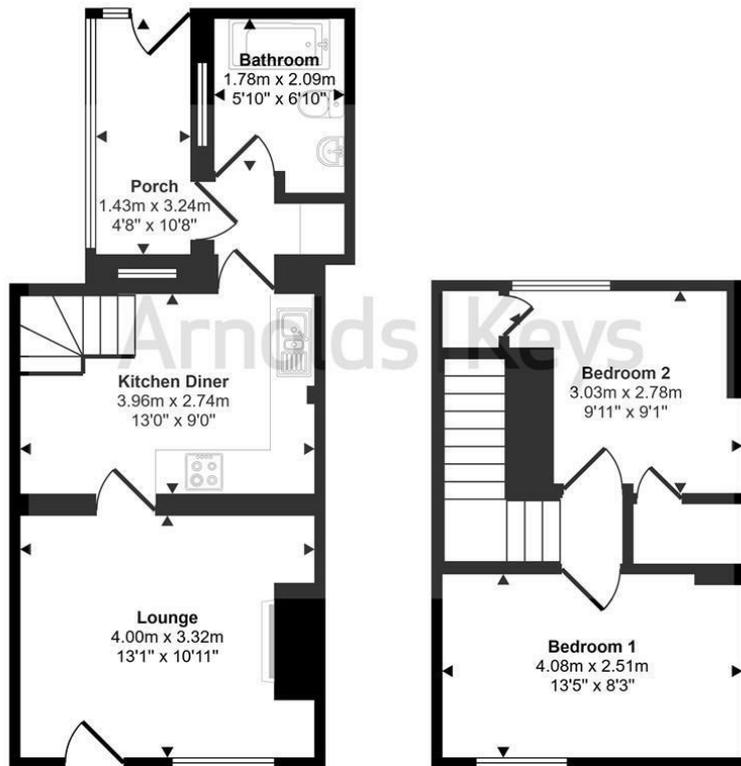
Viewings

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
65 sq m / 695 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 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

