

# Arnolds | Keys



**22 Aylsham Road, Cawston, NR10 4AY**

Offers In Excess Of £500,000

- FOUR BEDROOMS
- FIELD VIEWS TO FRONT
- HOME OFFICE
- VILLAGE LOCATION
- GENEROUS GARDENS APPROX. 0.4 ACRES
- BEAUTIFULLY PRESENTED
- KITCHEN DINER AND UTILITY ROOM
- AMPLE OFF ROAD PARKING AND GARAGE

# 22 Aylsham Road, Cawston NR10 4AY

Situated within the village of Cawston, close to local amenities, this four bedroom detached bungalow boasts generous grounds measuring approximately 0.4 acres with ample parking and field views to the front.



Council Tax Band: D



## DESCRIPTION

Having been updated by the current owners, this property offers bright, spacious and beautifully presented accommodation. The home is ideally situated in the popular village of Cawston, within walking distance to amenities and the local school yet surrounded by countryside. Externally, the property is nestled on a generous sized plot measuring approximately 0.4 acres to include ample off road parking to the front and a well maintained, landscaped rear garden with a variety of mature shrubs and trees. The garden extends to a vegetable plot at the rear with plenty of outside storage. Internally the entrance hall leads to four bedrooms; one of which with an ensuite, a modern shower room, a country style kitchen/diner, living room with a log burner, dining area, home office and utility room.

## ENTRANCE HALL

uPVC door to side entrance, engineered oak flooring, radiator, built in storage cupboard.

## KITCHEN DINER

Double glazed window to side aspect. This is a handmade, hand painted bespoke kitchen, designed, built, and installed by Kevin Rust Kitchens (now known as Baker and Burrage Bespoke Kitchens). All units are solid wood and have Oak Worktops, inset with double ceramic butlers sink, double electric oven with 5 ring gas hob and Rangemaster cooker hood over. Neff full sized fridge and Neff dishwasher. Amtico flooring, radiator.

## DINING ROOM

Double glazed windows to side and rear aspect, patio door leading to rear decked area, oak flooring. Open plan to:-

## HOME OFFICE

Oak flooring, air conditioning unit, sky light.

## UTILITY ROOM

Composite barn style door to rear, Wall and base units with timber worksurface over, tiled flooring, space and plumbing for washing machine and tumble dryer, inset stainless steel sink, space for fridge freezer.

## LIVING ROOM

Double glazed sliding door to side, wood burning stove with tiled back with granite hearth, serving hatch to kitchen, oak flooring, open to:-

## SHOWER ROOM

Double glazed window with obscured glass to side aspect. Burlington high quality suite comprising fitted with a walk in double shower with Aqualisa mains connected digital shower, vanity unit with inset wash hand basin, WC fitted into vanity unit, porcelain wood effect tiled flooring, radiator, decorative panelled wall.

## BEDROOM FOUR/DRESSING ROOM

Double glazed window to side aspect, radiator, hand-built and painted wardrobes, engineered oak flooring.

## BEDROOM ONE

Double glazed bay window to front aspect with field views, engineered oak flooring, radiator, door to:-

## ENSUITE

Fitted with a three piece suite comprising shower cubicle with mains connected shower and rainfall shower head, vanity unit with WC and wash hand basin, radiator, porcelain wood effect tiled flooring, extractor fan.

## BEDROOM TWO

Double glazed bay window to front aspect with field views, engineered oad flooring, radiator.

## BEDROOM THREE

Double glazed window to side aspect, engineered oak flooring, radiator, feature fireplace with timber mantel over.

## EXTERNAL

To the front the property is approached via a shingle driveway with space for multiple vehicles, there is a lawned area and a low lying picket fence and hedging lining the front of the home. There is a car port to the side of the property and access to the single garage, which has an up and over door, power and lighting and is divided to provide a workshop space. The rear south facing garden offers a raised decked seating area, raised beds for vegetables, well maintained lawn with pretty borders of flowers, mature shrubs and trees. To the rear of the garden is a further lawned area and a vegetable plot with a brick built store.

## AGENTS NOTES

This property is Freehold.

Mains drainage, water and electricity connected.

Council tax band: D

Recently installed oil fired boiler and oil tank.

The property has Solar Panels installed with a panel to the rear to provide hot water.

There is a water softener at the property.

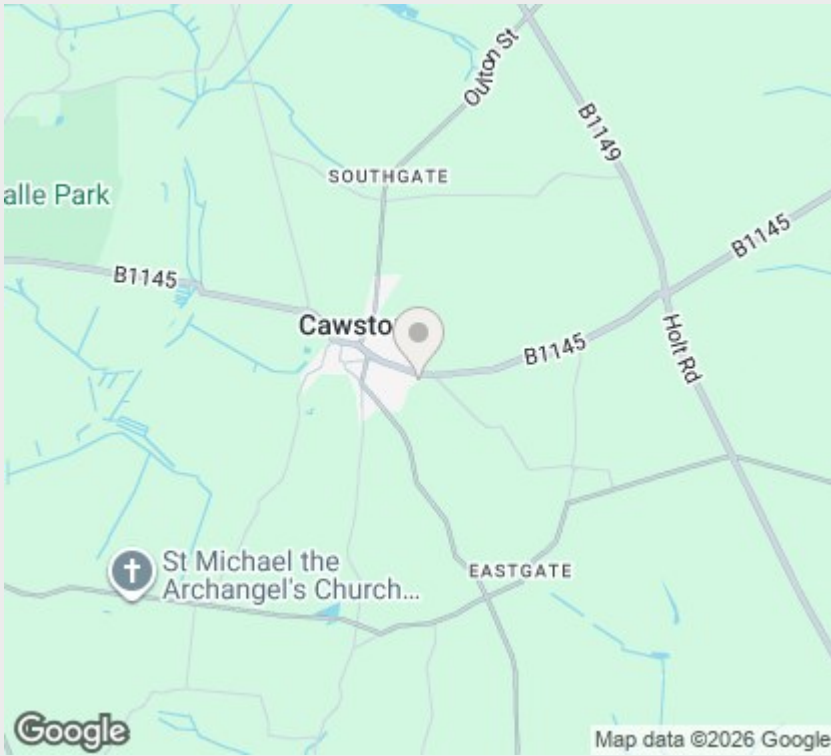
## LOCATION

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. Cawston has two pubs; both serving food, a Café/Deli, and a Convenience Store with Post Office, Village Hall and is also on the bus route for Norwich and the nearby Market Towns.

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 City of Norwich is 13 miles South from Cawston.

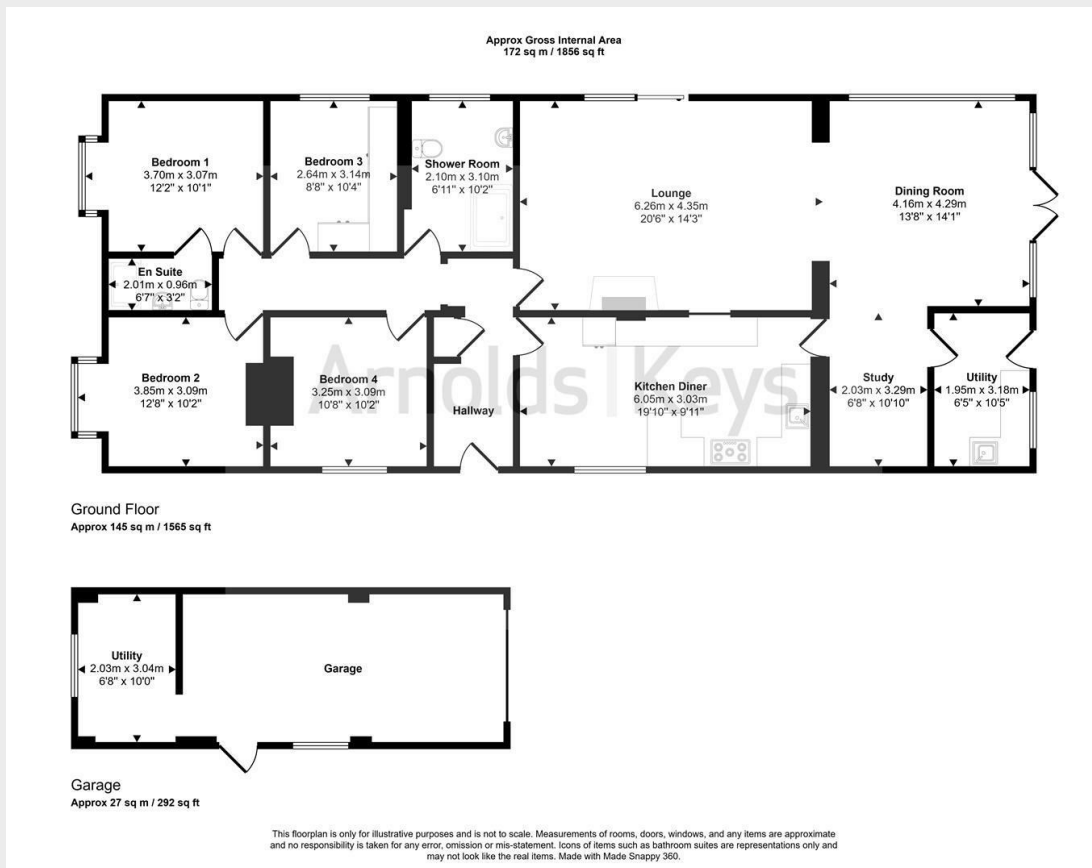


## Viewings

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>74</b>	<b>77</b>
(55-68) <b>D</b>			
(39-54) <b>E</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, 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.

