



**20 Fairfields, Cawston, NR10 4AS**

Guide Price £250,000

- BRIGHT AND BEAUTIFULLY PRESENTED
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN AND SHOWER ROOM
- POTENTIAL TO RE INSTATE DRIVEWAY WITH DROPPED CURB
- GENEROUS WELL KEPT GARDEN
- CUL-DE-SAC LOCATION
- CLOSE TO LOCAL AMENITIES
- DUAL ASPECT LIVING ROOM

# 20 Fairfields, Cawston NR10 4AS

Situated in a quiet cul-de-sac within the village of Cawston, this beautifully presented detached bungalow offers bright and modern accommodation, boasting well maintained and generous front and rear gardens.



Council Tax Band: B



## DESCRIPTION

This beautifully presented detached bungalow is situated within a quiet cul-de-sac in the village of Cawston, just a short walk to local amenities and less than 5 miles to the market town of Aylsham. The property boasts bright, contemporary and beautifully presented accommodation with a modern fitted kitchen, dual aspect living room, shower room and two bedrooms; one with French doors leading out onto the rear garden.

The home enjoys generous grounds which wrap around the side of the property to the rear. The landscaped garden has been well maintained and features a range of mature shrubs and flowers. The driveway can be reinstated by removing double fence panels at the rear of the garden, where there is already a dropped curb.

## PORCH

uPVC door to front aspect, laminate flooring, double glazed window with obscured glass to front aspect.

## LIVING ROOM

Dual aspect with double glazed window to front and one to side aspect, radiator, carpet, feature fireplace with decorative tile surround, door to porch, carpet.

## KITCHEN

Double glazed window to front aspect, uPVC door to side aspect, space for free standing fridge freezer, base units with stainless steel sink and drainer, space and plumbing for washing machine, space for electric oven with Bosch cooker hood over, radiator, laminate flooring.

## SHOWER ROOM

Double glazed window with obscured glass to side aspect, fitted with a three piece suite comprising shower cubicle with electric shower, WC, wash hand basin, airing cupboard.



## BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

## BEDROOM ONE

Double glazed French doors to rear with full length double glazed window to side, carpet, radiator.

## 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.

## AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

Oil fired central heating.

Council tax band: B





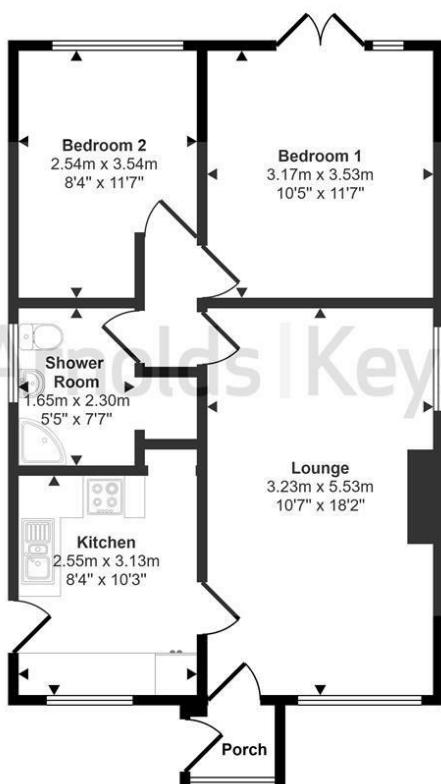
## Viewings

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		85
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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  
56 sq m / 602 sq ft



Floorplan

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.

