



33 Stocks Loke

Guide Price £250,000 - £260,000

This spacious semi-detached home offers well-balanced accommodation ideal for families, first-time buyers, or those seeking comfortable modern living.

The property welcomes you into a generous living/dining room, featuring a cosy fireplace that creates a warm and inviting focal point. To the rear, a bright sunroom provides additional versatile living space, flooded with natural light and offering pleasant views over the garden.

The modern fitted kitchen is designed with solid oak worktops, ample storage and workspace, complemented by an adjacent utility room for added convenience and practicality.

Upstairs, the home boasts three well-proportioned bedrooms, offering flexibility for family life, guests, or a home office. A well-appointed bathroom suite completes the first-floor accommodation.

Externally, the property benefits from an enclosed rear garden, ideal for outdoor dining, children, or pets. A single garage and off-road parking further enhance the appeal, providing secure storage and everyday convenience.

Early viewing is highly recommended to fully appreciate the space, comfort, and lifestyle this excellent home has to offer.



Services

Oil fired central heating. Mains water, drainage, and electricity are connected.

Situation

Cawston is a Broadland village situated roughly 3 miles from Reepham and falls within the Reepham school catchment area. Cawston is also around 5 miles from the North Norfolk market town of Aylsham and 15 miles from the North Norfolk coastline. The village itself has a primary school, village hall, convenience store with post office, delicatessen and Bell Inn pub/restaurant.

Directions

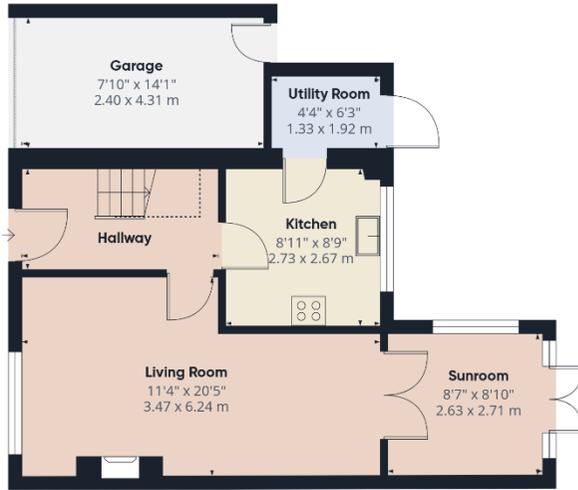
To find the property from Reepham, head out of the town along the B1145 Cawston Road in direction of Cawston. Proceed along for roughly 3 miles before entering the village of Cawston. Continue past the turning for Chapel Street and after a short distance take the left hand turning into Fairfields. Immediately turn left into Stocks Loke, where the property will be found on the left hand side.

For further information and to arrange your viewing, please contact our friendly and professional staff.

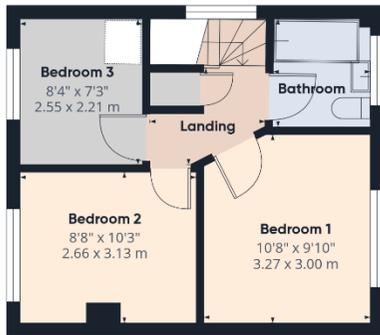
This property is being marketed by our Reepham office and the property reference is AR0266.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1



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Approximate total area⁽¹⁾

881 ft²

81.8 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(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	

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