

Arnolds | Keys



12 High Street, Cawston, NR10 4AA

Price Guide £382,000

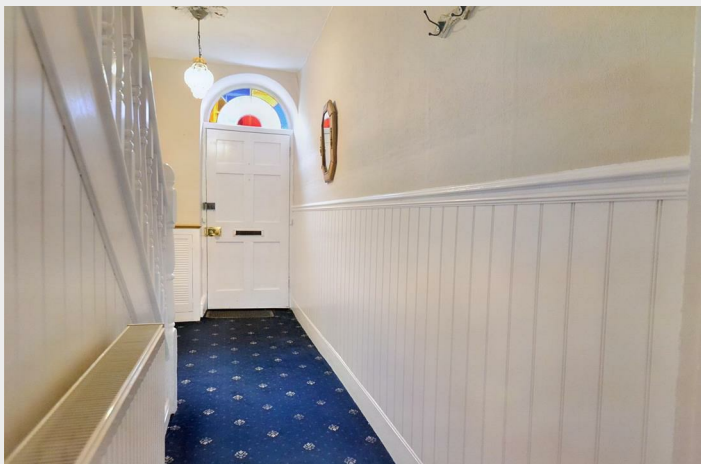
- NO ONWARD CHAIN
- PERIOD PROPERTY
- SPACIOUS ACCOMMODATION
- OFF ROAD PARKING
- FOUR BEDROOMS
- CHARACTERFUL FEATURES
- TWO RECEPTION ROOMS
- ENCLOSED COURTYARD AND REAR GARDEN

12 High Street, Cawston NR10 4AA

NO ONWARDS CHAIN Located in the heart of the village of Cawston, this charming period home offers substantial accommodation spread over three stories to include four bedrooms and two reception rooms with plenty of characterful features throughout. Benefiting from a private courtyard garden with further garden space to the rear and off road parking.

 4  2  3  E

Council Tax Band:



DESCRIPTION

Ideally positioned within the popular village of Cawston, this four bedroom home offers over 2,000 sq ft of spacious and versatile accommodation over three stories, including a cellar which offers fantastic opportunity for conversion into further living space. The property also benefits from off road parking to the rear, a delightful enclosed courtyard with further garden to the rear and an attached outbuilding. Although the property does require some attention, there is ample potential to really make this house your own with plenty of characterful features from wooden beams, inglenook fireplaces and sash windows. The property comprises of kitchen, dining room and a spacious and bright living room; both with wood burning stoves, boot room with cloakroom and storage facilities, four bedrooms with the principle bedroom offering further space for potential dressing room, a family bathroom, separate W/C and the cellar.

LOWER GROUND FLOOR

CELLAR

Potential to convert into further living space with lighting.

GROUND FLOOR

ENTRANCE HALL

Timber framed door to main front entrance with stained glass above, carpet flooring, stairs to first floor.

LIVING ROOM

Sash window to front aspect with secondary glazing, inglenook fireplace with brick surround, tiled hearth and timber mantel over housing multi fuel burning stove. Carpet flooring, built in storage cupboard and radiator.

KITCHEN

Double glazed sash window to side aspect, timber framed barn style door to courtyard garden. Range of wall and base units with timber worktop over housing ceramic butlers sink and electric hob and extractor fan over, space and plumbing for dishwasher. Integrated electric double oven. Tiled flooring.

BOOT ROOM

Timber framed door to rear garden, two built in

storage cupboards fitted with shelving units. Laminate flooring and door to;

CLOAKROOM

Double glazed window to rear. W/C, radiator.

FIRST FLOOR

LANDING

A beautiful stained glass window at top of landing. Carpet flooring, built in storage cupboard, steps up to all rooms;

BEDROOM ONE

Sash window to front with secondary glazing, carpet flooring, radiator.

BEDROOM TWO

Sash window to front with secondary glazing, carpet flooring, radiator, feature fireplace with timber surround, built in wardrobe.

BEDROOM THREE

Double glazed sash window to rear aspect, built in wardrobe, carpet flooring, radiator.

BATHROOM

A four piece suite comprising of bath, single corner shower cubicle with mains connected shower over, wash hand basin. Double glazed sash window to rear. Wooden flooring.

W/C

Single glazed window to rear with obscured glass to rear. W/C. Laminate flooring.

SECOND FLOOR

BEDROOM FOUR

Sash window to rear aspect, carpet flooring.

EXTERNAL

The property benefits from off road parking to the rear of the property which is accessed via a shared driveway, there is also a shed here. The enclosed rear courtyard garden can then be accessed through a small gate, where there is an open gazebo currently housing a hot tub, outbuilding with power and lighting supply and a brick built pond.

AGENTS NOTES

This property is Freehold.
Mains drainage and electric supplied.
Oil fired central heating.
Council tax band: D (£1,592.64)



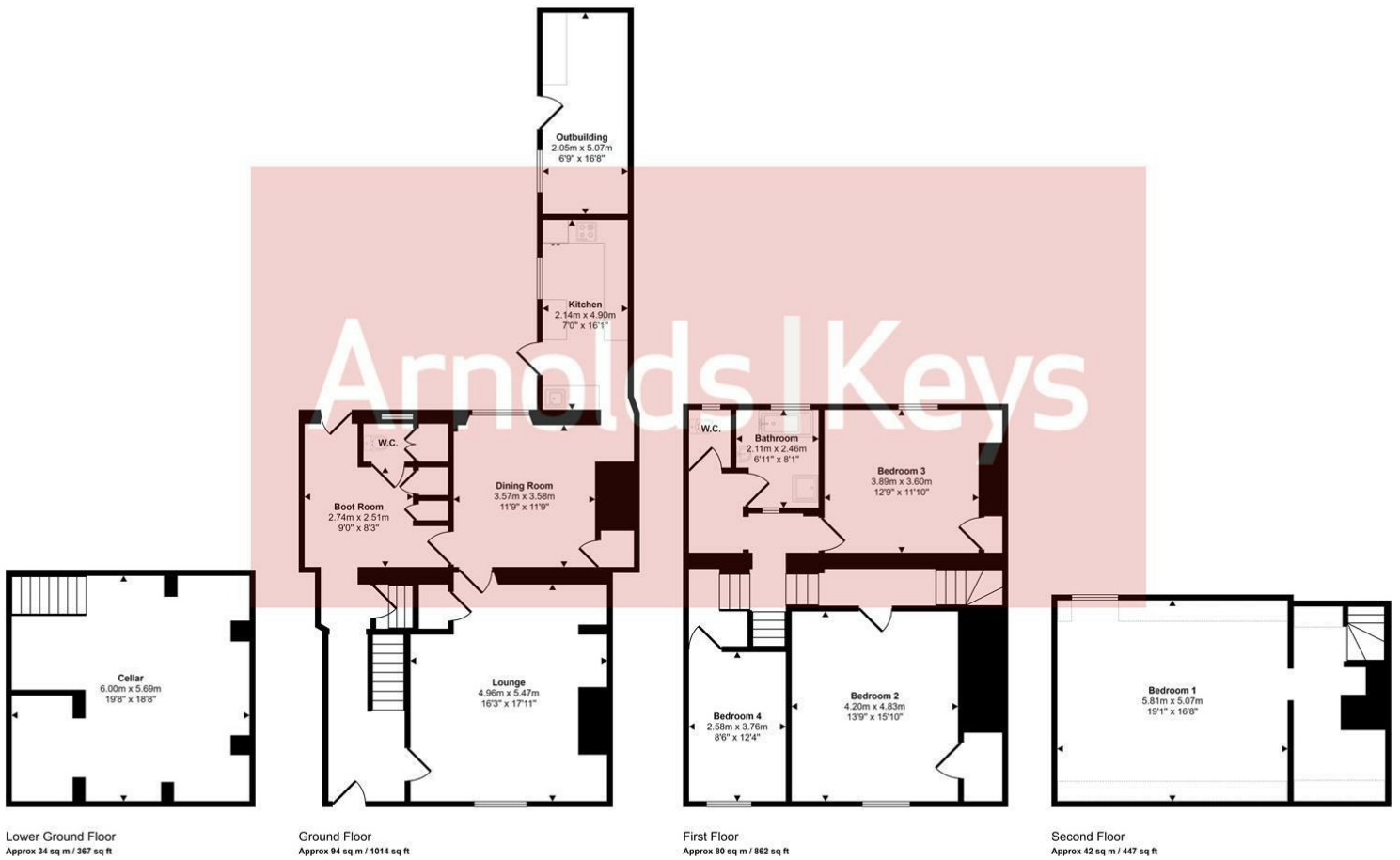
Viewings

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			71
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

Approx Gross Internal Area
250 sq m / 2691 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 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.