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Field House
Norwich Road
Cawston



AN EXPANSIVE FAMILY HOUSE SET IN GARDENS AND GROUNDS IN EXCESS OF 3 ACRES (STMS)

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Field House, 61 Norwich Road, Cawston, NR10 4EU

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RECEPTION HALL

With door in from the front aspect, this welcoming hall has attractive wooden flooring, and stairs leading to the first floor with cupboard under.

CLOAKROOM

With wc and hand wash basin.

STUDY

Ideal for those working from home this generous study has windows to two aspects.

SITTING ROOM

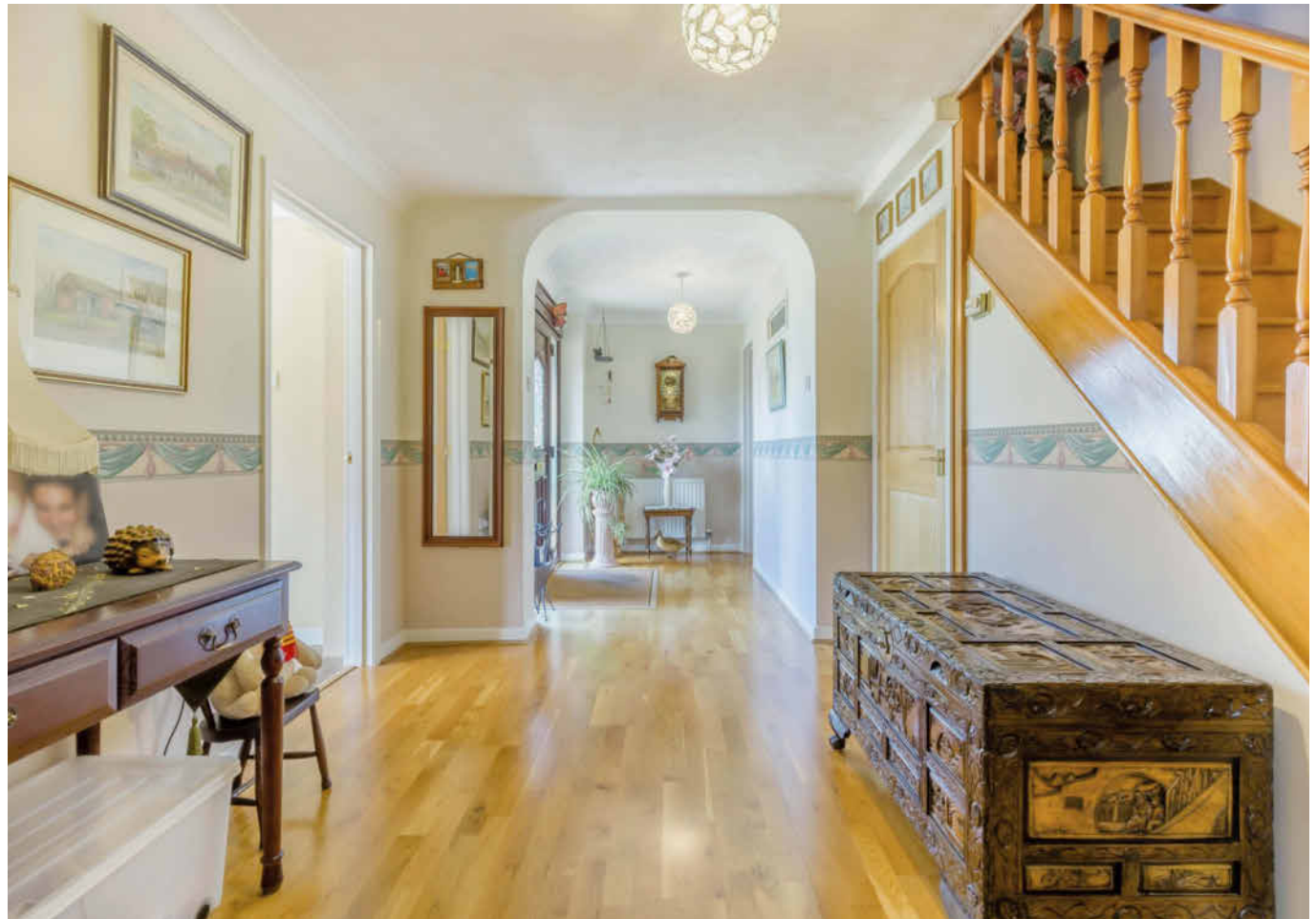
A spacious room with bay window to the front aspect and sliding patio doors to the conservatory. A focal point is provided by the open fireplace with raised hearth. This room also features wooden flooring which continues through glazed double doors to the dining room.

CONSERVATORY

Double glazed conservatory offering lovely views over the garden and land, double doors open onto the terrace.

DINING ROOM

This lovely formal dining room has windows to two aspects and a door leading to the kitchen.







KITCHEN

The kitchen is fitted with an excellent range of base and drawer units and matching wall cabinets and glazed display cabinets. The contrasting work surface has an inset stainless steel sink unit along with a breakfast bar. There is space and plumbing for a dishwasher. The kitchen is fitted with an electric oven with hob over. A wide



window overlooks the rear garden.

UTILITY ROOM

Offering further storage space this room has a second sink, plumbing for a washing machine, storage cupboard, window and door to the rear garden and internal door to the double garage.

LANDING

Having stairs from the entrance hall, this landing has doors to four bedrooms, the bathroom, and the second landing. Access to the loft.



BEDROOM 1

A spacious double bedroom with windows to two aspects enjoying views over the garden and grounds. Two fitted wardrobes.

EN-SUITE

Fitted with a shower in tiled cubicle, wc and hand wash basin.

BEDROOM 2

Another double room with windows two aspects affording a view over the grounds.

BATHROOM

Fitted with panelled bath, shower in separate cubicle, wc and hand wash basin. Tiling to walls.

BEDROOM 4

Having a window to the rear aspect and fitted cupboard.

BEDROOM 5/BOX ROOM

With window to the front aspect and fitted cupboard.

SECOND LANDING

This wide landing has a wide window to the front aspect and a staircase leading down to an external door. There is potential (subject to any necessary planning consents) to create an independent first floor annexe using this area and the neighbouring bedroom/games room.

BEDROOM/GAMES ROOM

This large room is currently used as a snooker room (the vendors intend to leave the snooker table as part of the sale) but could create a wonderful bedroom suite/first floor living room. There are windows to both front and rear aspects and access to a second loft area.





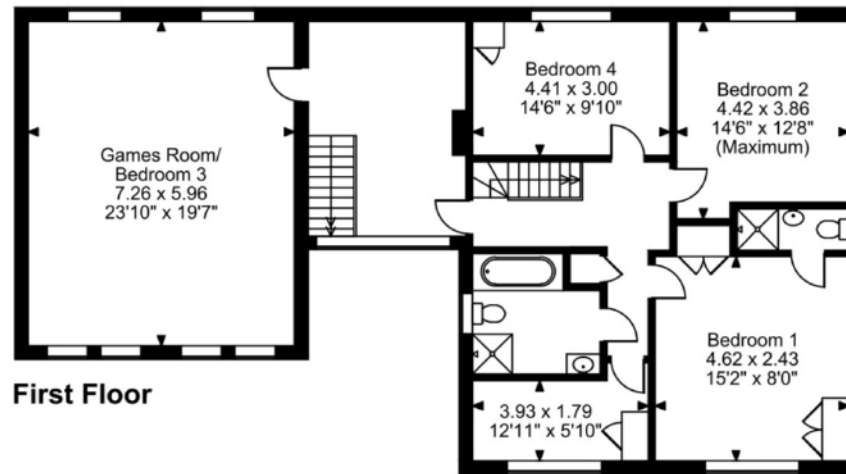
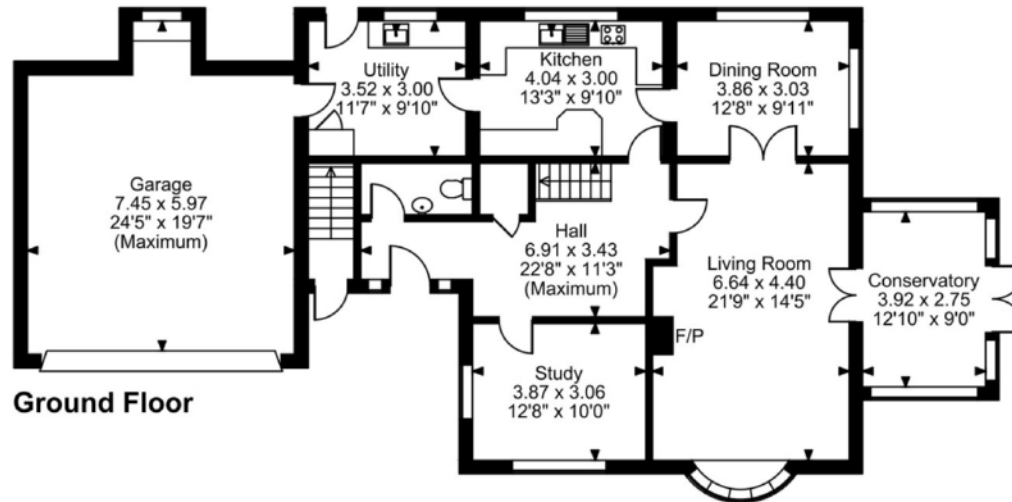
of the conservatory. The majority of the land lies to the east of the property it is laid to grass with numerous mature trees and enclosed by hedging on three sides. At the foot of this area of ground, which neighbours farmland, is a storage building. In total the gardens and grounds extend to in excess of 3 acres (STMS).



EXTERNAL

The property stands well back from the Norwich Road and is approached onto a carriageway drive around an area of lawn with mature shrubs. This drive provides plenty of parking and leads to the integral double garage which has an up and over door, power and lighting. The garden around the property is laid to lawn once again featuring a number of mature trees and shrubs, along with a terrace

Field House, Norwich Road, Norwich, Norfolk



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The position & size of doors, windows, appliances and other features are approximate only.

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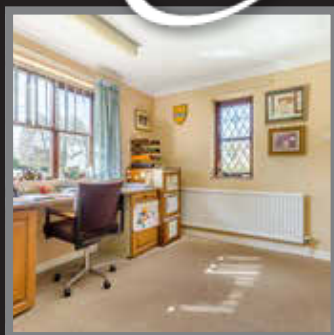
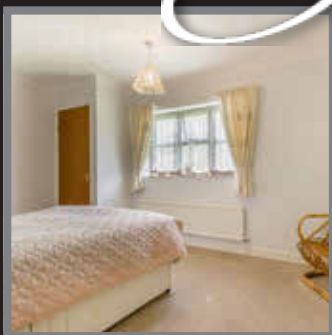
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£725,000

This spacious family home offers up to five first floor bedrooms and is set in gardens and grounds which extend to in excess of 3 acres (STMS). The ground floor has a wide reception hall, three reception rooms, a conservatory, kitchen and utility. The first floor has two landings one of which also has independent access offering the potential to provide a first-floor annexe if required. The property stands well back from the road and is approached over a carriageway drive which provides parking and access to the integral double garage. The gardens around the house are lawned and are planted with a number of shrubs and feature a terrace off the conservatory.

The majority of the land lies to the east of the property and is laid to grass, is enclosed by hedging and features a number of trees (with Tree Preservation Orders). This area of land is bordered by farmland.

The quiet Norfolk village of Cawston lies between the County capital, Norwich, and the bustling market town of Aylsham in the north of the County. The village benefits from a Village Hall, Public House, Village Post Office & Store and café, parish Church and Primary School. The neighbouring town of Reepham offers further shopping and recreational facilities, along with Secondary Education at Reepham High School.



EPC Rating: E
Council Tax Band: G
Tenure: Freehold

Viewing by appointment with our
Select Consultant on

01603 221797

or email select.norwich@sequencehome.co.uk

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