



47 Cawston Road, Reepham

In Excess of £425,000

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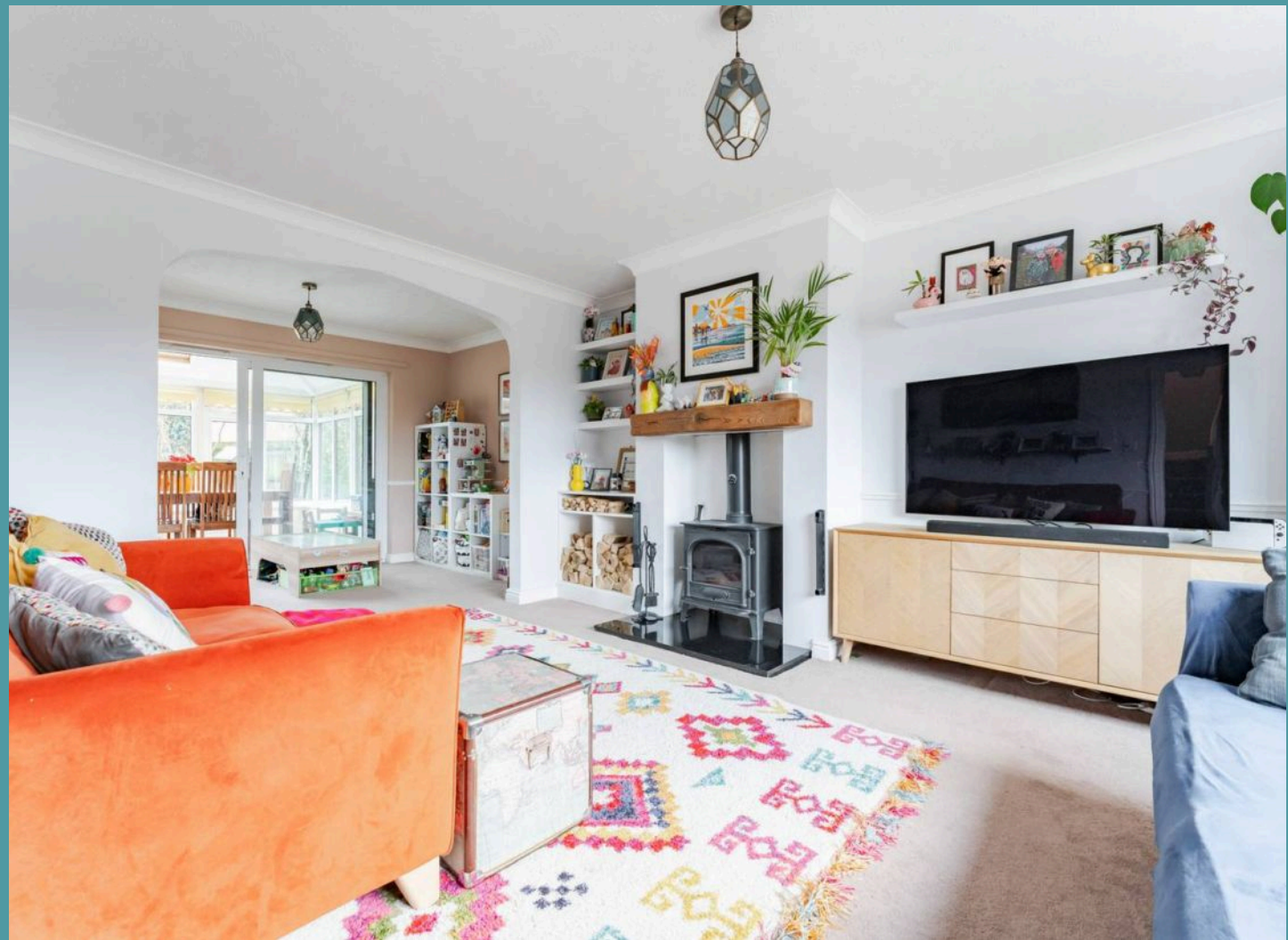
Reepham, Norwich

Set in the popular town of Reepham, this spacious three-bedroom home offers a practical and well-designed layout, ideal for modern family living. With open countryside just beyond your doorstep, front-facing bedrooms enjoy uninterrupted field views, bringing a sense of space. The home itself is designed for comfort and convenience, featuring generous storage, flowing living areas and plenty of natural light. A conservatory extends the living space, creating the perfect spot to relax while overlooking the private garden. With excellent schools, everyday amenities, and great local dining options nearby, this home offers a connected yet peaceful lifestyle in a highly sought-after location.

The Location

Positioned in the desirable town of Reepham, Cawston Road benefits from a prime location known for its excellent schooling options and well-connected yet community-focused setting. This area is particularly popular with families, offering convenient bus links and a selection of local shops to cater to everyday essentials.

Charming cafés, including The Dial House and The Kings Arms, provide inviting spots to relax, while The Ratcatchers is a renowned choice for exceptional dining. For those with young children, Roarr! Dinosaur Adventure offers a fantastic day out just a short drive away, packed with activities and prehistoric fun. Meanwhile, Norwich Golf Club is perfect for a leisurely round or a delicious Sunday roast. With larger retail destinations also within easy reach.





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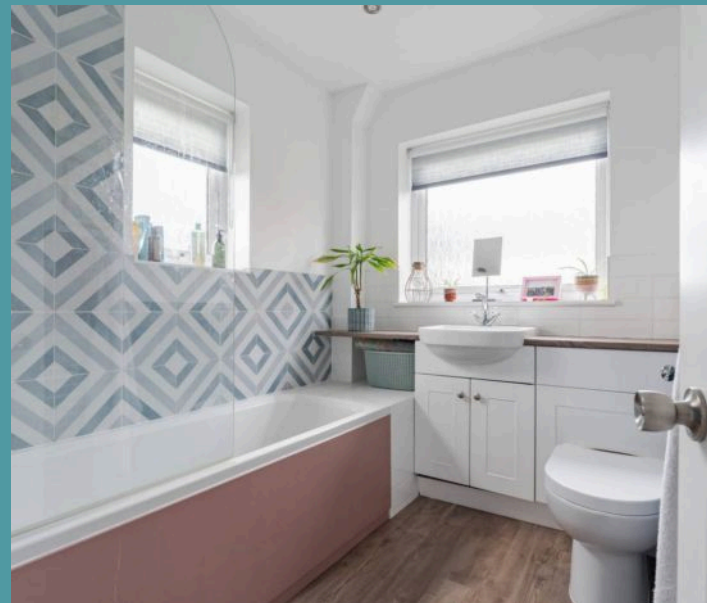
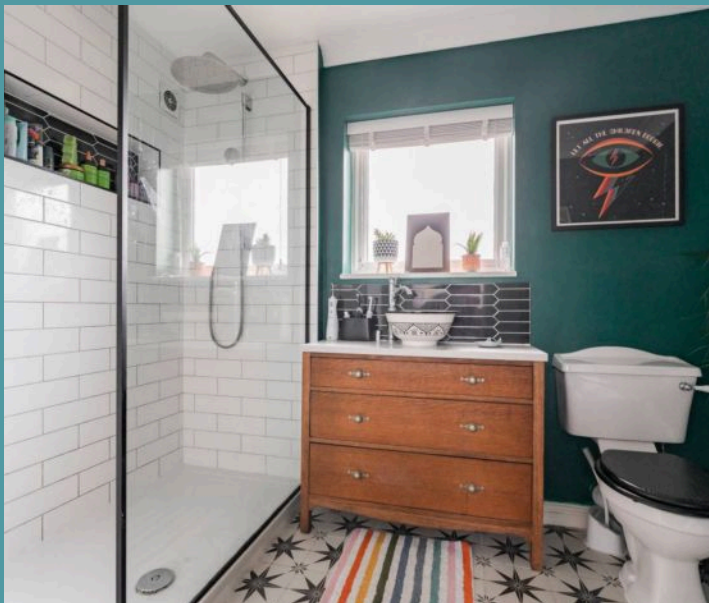
Reepham, Norwich

Cawston Road

This spacious three-bedroom home in the highly sought-after area of Reepham offers the perfect merge of modern family living and everyday convenience. As you step inside, a wealth of storage solutions immediately welcomes you, ideal for keeping outerwear neatly tucked away. A handy downstairs WC adds further practicality to the layout.

The impressive open-plan living space, where subtle pops of colour accentuate the warmth of a log burner, set beneath a charming wooden mantelpiece. This inviting area seamlessly flows into the dining space, bathed in natural light from the sliding doors that lead into the conservatory—an additional versatile area, perfect for relaxation or everyday use.

The well-designed kitchen makes excellent use of its space, with an abundance of storage options ensuring functionality. Neutral tones and wooden elements, including beautifully crafted work surfaces, create a timeless appeal, while the adjoining utility room enhances practicality, offering further space for appliances and household essentials.





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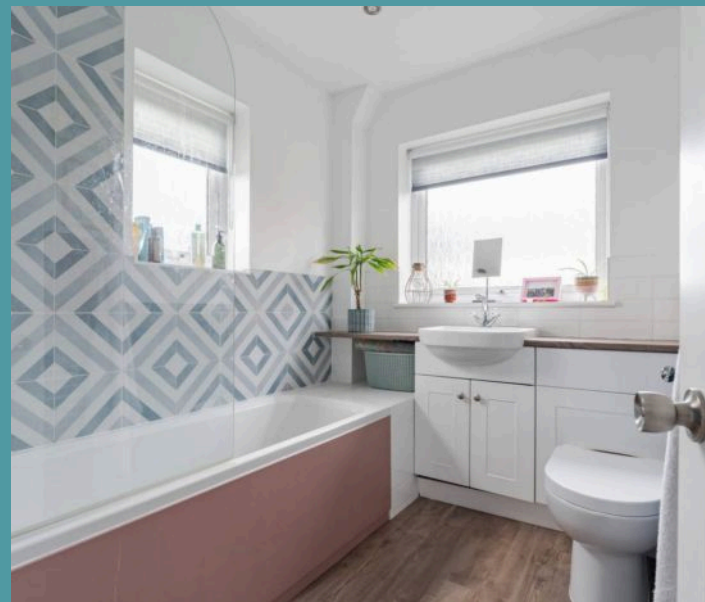
Upstairs, three generously sized bedrooms provide ample space for all the family, with those at the front enjoying picturesque field views. The master suite is a standout feature, boasting its own dressing room and a stylish ensuite shower room, complete with high-quality sanitaryware and striking, characterful floor tiles. The family bathroom echoes this aesthetic, featuring further eye-catching tiling that adds charm and individuality to the space.

Stepping outside, the rear garden is a fantastic, private setting, benefitting from mature trees that enhance its seclusion. A well-maintained lawn is bordered by established shrubs, while a practical outbuilding offers excellent potential for a home office or studio, allowing for flexible use to suit your lifestyle. At the front, the property provides ample off-road parking on a private driveway, complemented by a garage for additional storage or vehicle space.

Agents Note

Sold Freehold

Connected to oil-fired heating - alongside remaining mains services.





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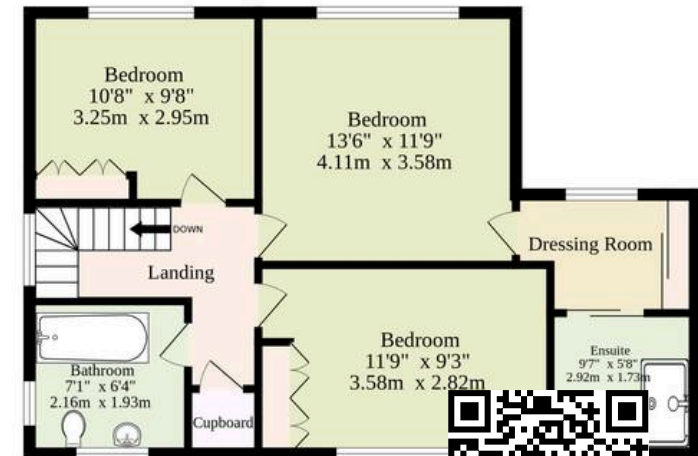
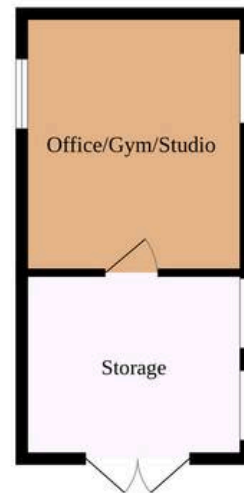
- Expansive driveway providing ample off-road parking for multiple vehicles
- Wealth of built-in storage throughout the home, perfect for keeping spaces organised
- Master bedroom suite featuring a private dressing room and stylish ensuite shower room
- Well-designed kitchen with ample storage, wooden work surfaces, and a neutral finish
- Open-plan living and dining area enhanced by a log burner with a wooden mantelpiece
- Attached garage offering secure storage or additional workspace
- Highly regarded location close to excellent schools and everyday amenities
- Great transport links and local attractions including cafés, restaurants, and countryside walks
- Family bathroom with striking floor tiles and high-quality fixtures
- Practical outbuilding with potential as a home office, studio, or workshop



Ground Floor
1157 sq.ft. (107.5 sq.m.) approx.



1st Floor
629 sq.ft. (58.4 sq.m.) approx.



Including Outbuildings And Garage

TOTAL FLOOR AREA : 1786 sq.ft. (165.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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