



47 Chapel Street, Cawston

Norwich



Minors & Brady

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Cawston, Norwich

Set in the ever-popular village of Cawston, this well-balanced three-bedroom home delivers space, practicality, and a little extra that sets it apart. Step inside and you're greeted by a cosy living room, where a wood-burning stove creates an instant sense of warmth and character. The kitchen is functional and well laid out, with direct access to the garden making day-to-day living refreshingly easy. Upstairs, three versatile bedrooms cater to growing families, guests, or home working, all served by a generous four-piece bathroom. Outside, the property continues to impress with a low-maintenance rear garden designed for both relaxing and entertaining. The real standout, though, is the additional parcel of land, offering rare flexibility and exciting potential. With local amenities just a short stroll away, this is a home that blends comfort, convenience, and opportunity in equal measure.

- Sought-after village location in Cawston with a strong community feel
- Inviting living room with characterful wood-burning stove
- Well-planned kitchen with direct garden access
- Three adaptable bedrooms to suit modern lifestyles
- Spacious four-piece family bathroom with separate shower
- Enclosed rear garden designed for low-maintenance living
- Allocated off-road parking within a shared residents' area
- Additional parcel of land offering rare outdoor flexibility
- Ideal layout for both first-time buyers and growing families
- Convenient access to nearby amenities within walking distance





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The Location

Cawston is a well-established rural village situated in the Broadland district of Norfolk, known for its strong community atmosphere. Located approximately 3 miles south-west of Reepham, 7 miles south-east of Aylsham, and around 13 miles north-west of the historic city of Norwich, Cawston enjoys a central position within North Norfolk, making it ideal for those seeking easy access to both market town facilities and the broader services of a regional city. The village is home to a number of essential amenities, including a family-run convenience store and post office, a traditional village pub (The Bell Inn), and a popular café/deli offering locally sourced food and drink. Cawston Church of England Primary Academy provides education for younger children and is well-regarded within the area, while secondary school pupils are typically served by Reepham High School & College, which lies just a short drive away.

Healthcare provision in the village includes a local GP surgery, Cawston Medical Centre, offering general medical services to residents, with nearby Reepham and Aylsham providing access to additional healthcare facilities such as dental practices, pharmacies, and community services. For major medical care, the Norfolk and Norwich University Hospital is accessible via road in around 30–35 minutes.

Transport links are practical and well-established for a rural location. The B1145 runs just north of the village, providing an east-west route through central Norfolk, connecting Cawston directly to Reepham, Aylsham, and Bawdeswell. Regular bus services connect the village to Norwich and surrounding towns, while the nearest railway stations can be found in North Walsham (approximately 12 miles) or Norwich, offering direct rail links to London, Cambridge, and beyond. The village also lies within close proximity to the A140 and A1067, two key routes linking Norwich with the North Norfolk coast and the Midlands.



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Situated in the sought-after village of Cawston, this well-proportioned three-bedroom home offers a practical layout, generous outdoor space, and the convenience of local amenities just a short walk away. Ideal for a range of buyers, the property combines comfortable living with additional external space rarely found at this level.

Upon entering, you are welcomed into a cosy living room featuring a wood-burning stove set on a tiled hearth, creating a warm and inviting focal point. Natural light flows in through the front-facing window, while stairs lead to the first floor. The adjoining kitchen is fitted with a range of wall and base units, along with space for essential appliances, and benefits from direct access to the rear garden via a uPVC door, perfect for everyday convenience.

Upstairs, the property offers three bedrooms, all thoughtfully arranged. The main bedroom enjoys a rear aspect, while the second bedroom includes a built-in wardrobe for added storage.

The third bedroom provides flexibility for use as a guest room, nursery, or home office. The family bathroom is well-equipped with a four-piece suite, including a bath, separate corner shower cubicle with electric shower, WC, and vanity unit, complemented by a heated towel rail.



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Externally, the home continues to impress. To the front, there is a low-maintenance shingled garden with a neat brick boundary and pathway leading to the entrance.

To the rear, the enclosed garden is partially walled and designed for ease of upkeep, featuring paved areas alongside two sections of lawn and a gated access point. The property also benefits from allocated off-road parking within a shared car park area.

A particular highlight is the additional parcel of land adjacent to the property. This versatile space offers excellent potential for a variety of uses, whether as an extension of the garden, additional outdoor storage, or simply a private area to enjoy.

Altogether, this property presents a fantastic opportunity to acquire a comfortable home in a popular village setting, with the added advantage of extra outdoor space and everyday amenities close at hand.

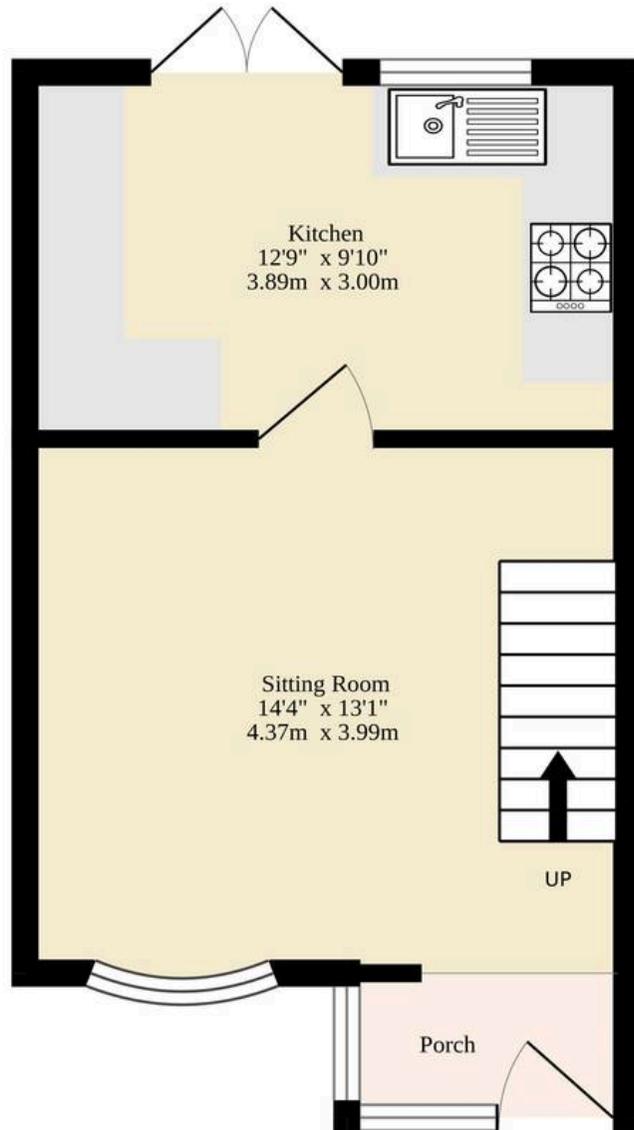
Agents Note

This property will be sold freehold.

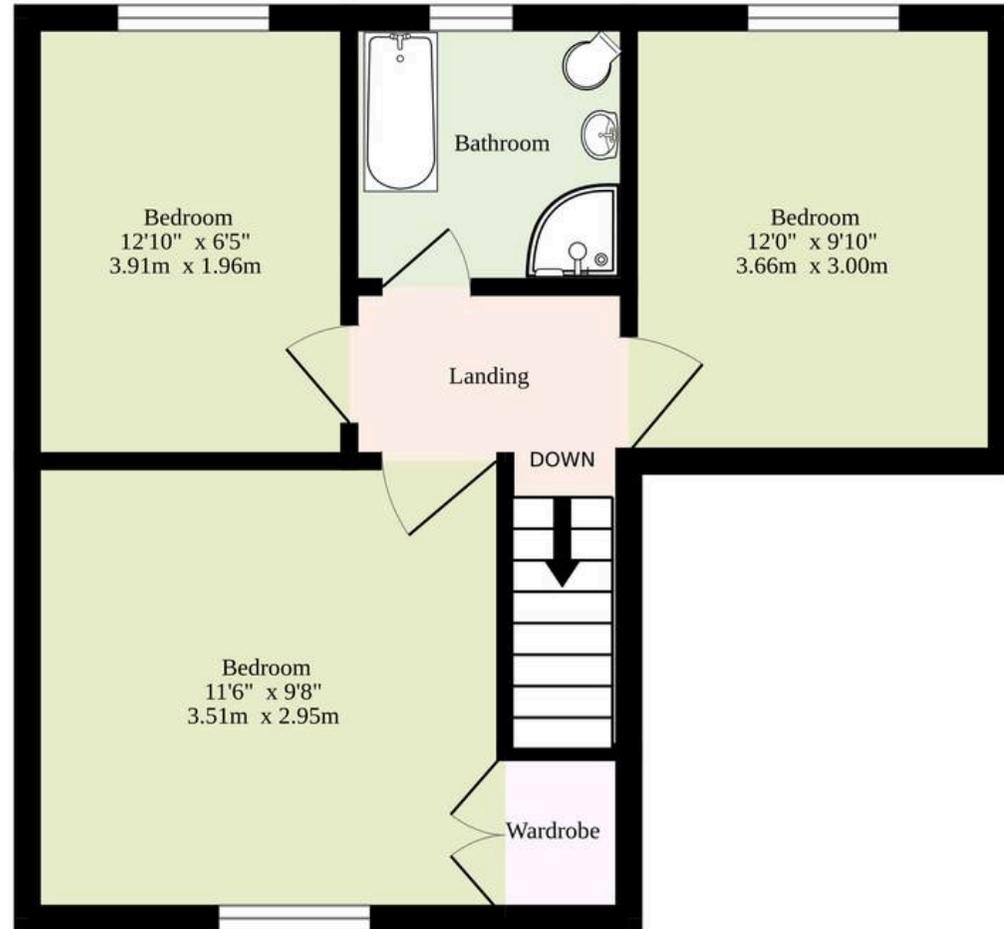


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Ground Floor
319 sq.ft. (29.6 sq.m.) approx.



1st Floor
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 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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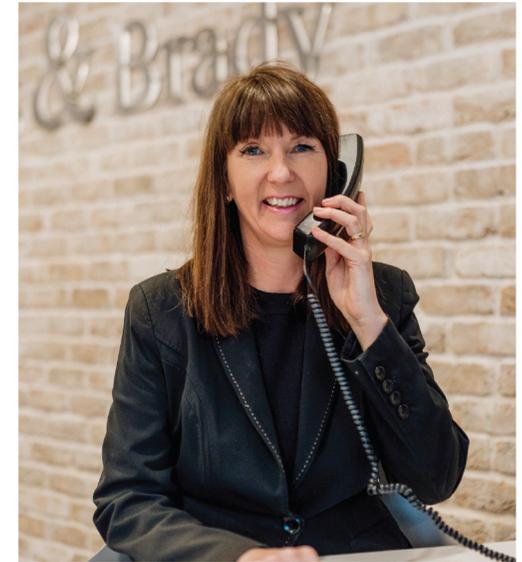
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Minors & Brady
Your home, our market



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