



Woodpecker House
28 Caistor Lane | Caistor St. Edmund | Norfolk | NR14 8RB

LEAFY POTENTIAL



“Perfectly positioned on a leafy and highly desirable road, this attractive 1950s home has so much potential.

With a generous plot and well-proportioned rooms filled with light, plus original features, it’s been a much-loved home and is ready for a couple or family to put down roots and make it their own.

Whether you choose to extend, convert the outbuilding, or keep it just as it is, this is a delightful and welcoming place to call home.”



KEY FEATURES

- A Detached Bungalow situated in the Sought After Village of Caistor St. Edmund
- Two Bedrooms and a Shower Room
- Kitchen/Dining Room with Pantry, Separate Utility and WC
- Sitting Room and a Conservatory
- The Garden backs onto Woodland and extends to 0.25 of an acre (stms)
- Carport and Single Garage with Workshop to the Rear
- Large Driveway provides Further Parking
- The Accommodation extends to 1,056sq.ft
- Energy Rating: D

Anyone who knows the area will know that this property sits in a very desirable part of the village, just a few miles outside Norwich and close to a wealth of amenities and excellent eateries. With woodland walks on the doorstep, you have a lovely balance of peacefulness, privacy and convenience here and you're part of a friendly community too.

[An Opportunity Awaits](#)

The property dates back to the 1950s and has the well-sized rooms and large windows of the era, including a lovely bay, plus original features such as wooden flooring and picture rails in many of the rooms. It's been altered and extended over time but retains its authentic charm and has a lovely homely and friendly feel. The owners fell in love with the green and leafy location, with the large garden backing onto woodland, and to the living space that's wonderfully bright and uplifting in summer and beautifully cosy in winter. They have done some works to the property, including clearing the garden and removing a tree that was blocking the light, but as their circumstances change they are moving on, offering you the opportunity to realise the full potential of this lovely home. The plot is large so you could easily extend without compromising on your outside space.





KEY FEATURES

Come Inside And Explore

Step into the property and you'll find the sitting room on your left. This well-proportioned room with its lovely log burner has a bay window framing views to the front and allowing the light to pour in. The sitting room is open to a conservatory with double doors to the patio beyond, so it makes one larger space that's great for entertaining. The owners love curling up in front of the fire whilst being able to see the crisp, frosty lawn in winter, while in summer it's lovely to have the light coming in at both ends of the room and the cooling air flow with the doors and window open. The scent of jasmine and roses drifting in from the front is a joy. The kitchen sits in the centre of the property and has a serving hatch to the sitting room, which the owners have found particularly useful when entertaining. There's a brilliant pantry, a cloakroom and a utility that's almost as large as the kitchen itself, so lots of storage throughout. On the other side of the property, both bedrooms are doubles and the shower room sits between them.

A Lovely Location

There's plenty more to see outside. You have a car port, a long garage with a door to one side, plus a separate workshop that could be converted into a gym or home office. The owners have done a lot of hard work to clear the garden and have laid it to lawn, with a border to one side that you could fill with plants and shrubs. It's lovely and private out here and it also gets plenty of sun, from both the east and the west. Beyond the garden there are six acres of woodland, which means your privacy and outlook are protected and you can really relax out here. This is a lovely neighbourhood where people look out for each other, so you'll quickly feel at home. You can stroll to the pub, the shop, the woods and the sports centre from here, or hop in the car to be in Norwich in just a few minutes, coming in on quiet back roads. If you're a foodie this is heaven, as you have several well-known, even Michelin starred, places to eat nearby too.





















INFORMATION



On The Doorstep

Caistor St Edmund is situated just 3 miles from the city of Norwich with easy access to the A47 Southern Bypass, which provides connection with the A11 and A140, the two main routes exiting Norfolk. The village of Poringland offers several amenities including a bakery, post office/newsagents, supermarkets, primary school, senior schools, surgeries and several public houses.

How Far Is It To?

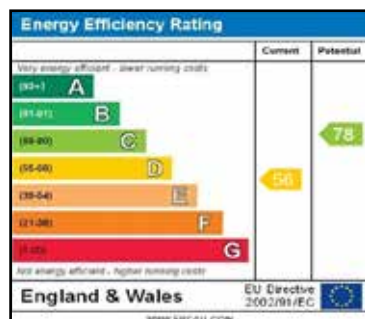
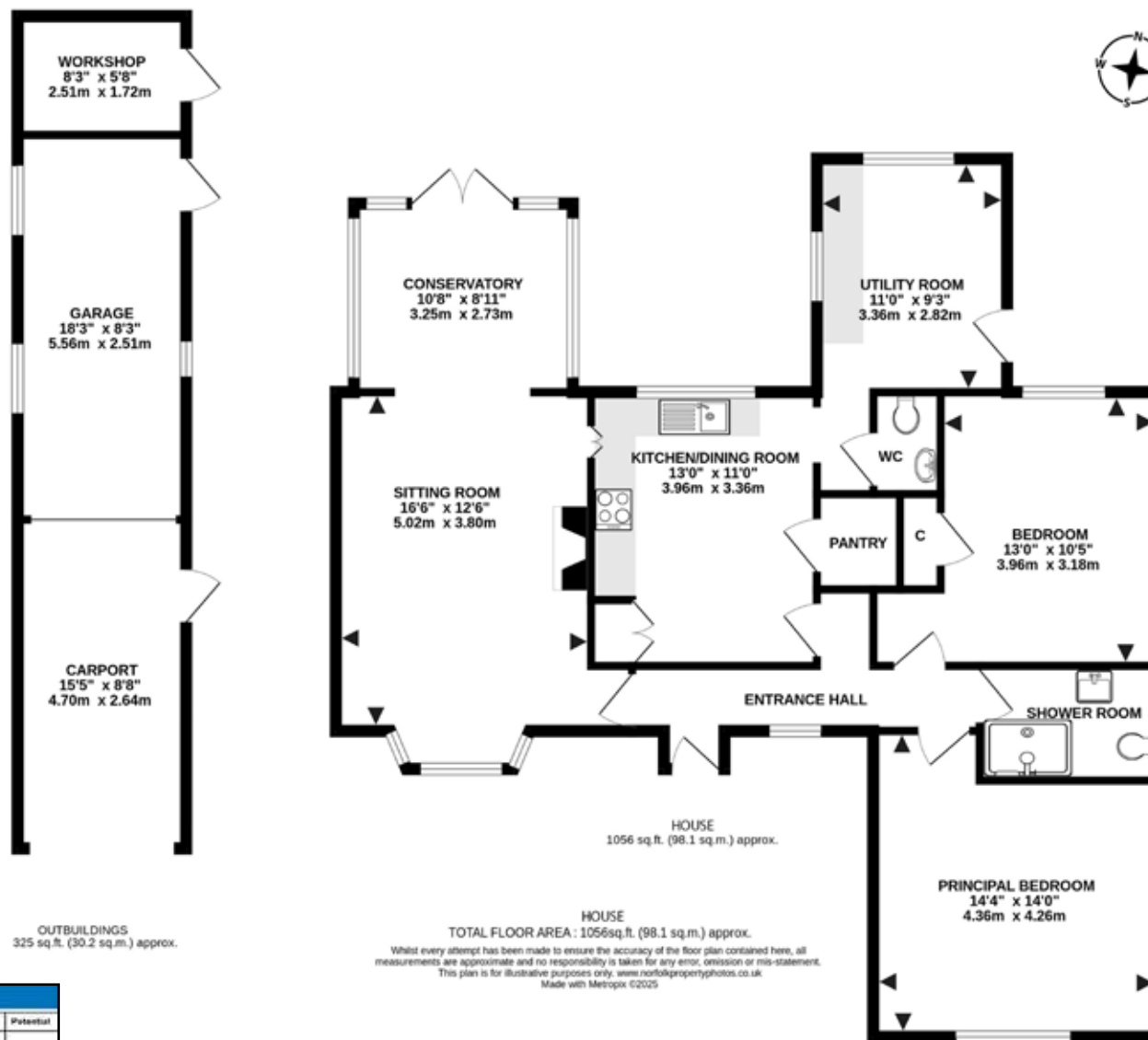
The city of Norwich offers extensive shopping, cultural and leisure facilities with restaurants, cafes, theatres, museums, shopping malls and boutiques. There is a main line station connecting to London Liverpool Street and commuter links to Cambridge as well as an international airport to the north of the city.

Directions

Leave Norwich via Ipswich Road (A140) heading south. At the Harford Bridge traffic lights, continue straight on the A140 towards Ipswich. Shortly after passing Harford Park & Ride, turn left onto Stoke Lane (signposted for Stoke Holy Cross). Follow Stoke Lane, continuing past Caistor Hall Hotel on your right. Keep on this road as it becomes Caistor Lane. Number 28 will be found on the left-hand side, clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Fibre Broadband Available - Vendor uses Onestream
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
South Norfolk District Council - Council Tax Band D
Freehold



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