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## Caston Road, Norwich, NR7 0LS

A Modern Three Bedroom Detached Bungalow In Thorpe St Andrew!

**GUIDE PRICE** £375,000 - £400,000 freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# PRIVATE SANCTUARY WITH MODERN CHARM!

Nestled in a quiet, non-overlooked position in the desirable area of Thorpe St Andrew, this beautifully presented detached bungalow offers a private retreat with green outlooks to the rear! The heart of the home is a spacious, modern open-plan kitchen, dining, and living area, featuring sleek finishes and double doors that open directly onto the rear garden, perfect for indoor-outdoor living. Off the central hallway are three well-proportioned bedrooms, including a master with en-suite shower room, and a stylish, contemporary family bathroom. The property also benefits from gas underfloor heating throughout, with individual room temperature controls for maximum comfort and efficiency!



“rear garden offers a fantastic private space, ideal for both relaxing and entertaining”



## Overview

- Detached Bungalow
- Three Bedrooms
- En-Suite To Master & Family Bathroom
- Underfloor Heating Throughout With Separate Room Controls
- Open Plan Kitchen/Living Accommodation
- Ample Off-Road Parking & Gated Access
- Green Outlook To Rear
- Vendors Have Found Chain Free Property







## Location

Caston Road is located within the East lying suburb of Thorpe St Andrew, within easy reach of a fantastic selection of local amenities including schooling for all ages, local pubs and restaurants and cafes plus local doctors surgery and nearby supermarket. The property is approximately 2 miles from Norwich City centre where there are excellent retail and cultural offerings with an award-winning covered market, a selection of theatres, galleries restaurants and cafes plus within a reasonable distance to the cities train station with a mainline service to London Liverpool Street.



## Outside

To the front, the home offers ample off-road parking via a spacious brickweave driveway, which continues down the side of the property and provides gated access to the rear garden. The rear garden offers a fantastic private space, ideal for both relaxing and entertaining. Enjoying a non-overlooked position with a green and leafy backdrop, the garden features low-maintenance artificial lawn and a patio seating area perfect for summer dining! Surrounded by mature trees and fencing, the space feels secure and secluded whilst in a popular residential suburb!

GROUND FLOOR  
962 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: D

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS UNDERFLOOR HEATING

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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98 Crostwick Lane, Spixworth, NR10 3NQ  
**T 01603 898100**  
propertyladderonline.com

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