# propertyladder [1]











### Caston Road, Norwich, NR7 0LS

A Modern Three Bedroom Detached Bungalow In Thorpe St Andrew!

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



## 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 wellproportioned 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!

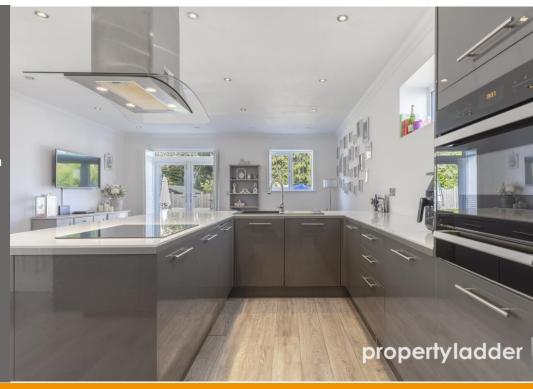


"rear garden offers a fantastic private space, ideal for both relaxing and entertaining"



#### **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



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#### 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**

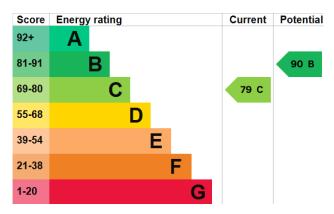
To the front, the home offers ample off-road parking via a spacious brickweave driveway, which continues down the side of the property and provides gated access to the rear garden. The rear garden offers a fantastic private space, ideal for both relaxing and entertaining. Enjoying a non-overlooked position 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.
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#### **FULL EPC AVAILABLE UPON REQUEST**



## Selling your home?

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

#### **COUNCIL TAX BAND: D**

**LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL** 

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



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