

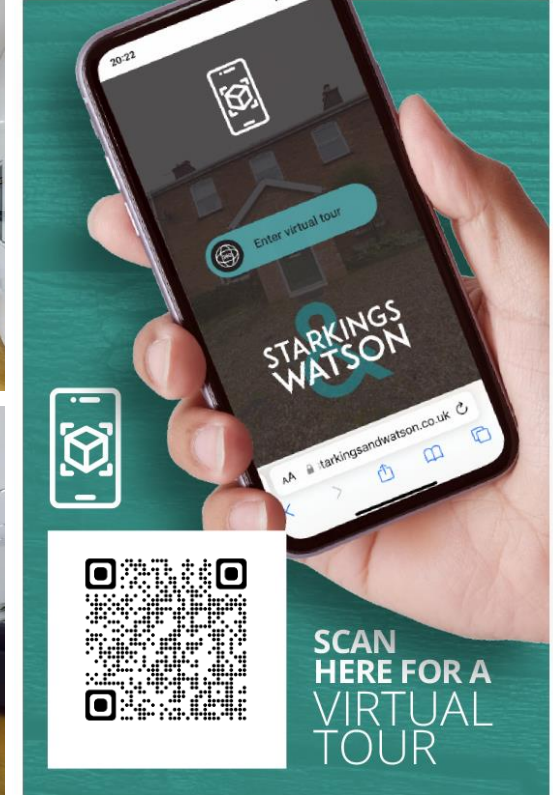
CAISTOR LANE

# Caistor St. Edmund, Norwich NR14 8RB

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01508 356456

# FOR SALE PROPERTY



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- Detached Bungalow
- Re-Built & Extended with New Build Warranty
- Wide Welcoming Hall Entrance
- 30' Stunning Open Plan Kitchen/Living
- Bi-Folding Doors to Garden
- Four Spacious Double Bedrooms
- Master with En Suite & Dressing Room
- South Facing Gardens & Garden Office

#### IN SUMMARY

RE-BUILT FIVE YEARS AGO with a remaining MAJOR RENOVATION WARRANTY, this 1840 Sq. ft (stms) BESPOKE BUILT detached bungalow occupies a SOUGHT AFTER non-estate LOCATION with SOUTH FACING GARDENS. With UNDERFLOOR HEATING, an electric car charger, lawn sprinkler system and GARDEN OFFICE - this property is finished with a HIGH SPECIFICATION unlike no other! Under eaves LIGHTING has been installed to enhance the property in low light, making an ATTRACTIVE ENTRANCE with AMPLE PARKING. Engineered wood flooring runs through most of the property, with the accommodation including FOUR DOUBLE BEDROOMS, an EN SUITE and walk-in DRESSING ROOM to the main bedrooms, and a LUXURY FAMILY BATHROOM. The UTILITY ROOM offers a functional space, with the central heating boiler and water filter, whilst the 30' OPEN PLAN LIVING SPACE offers dedicated room to sit, relax and dine. The WREN KITCHEN encompasses a full suite of NEFF APPLIANCES including SLIDE and HIDE OVENS, and GRANITE WORK SURFACES.

#### SETTING THE SCENE

A walled frontage with a wide brick pillared entrance leads to the shingled frontage with a lawned area to one side. Various planting can be found to the boundaries, with an electric car charger and gated access to rear. Potential exists for a cart shed or garage - subject to planning. Exterior lighting can be found, along with under eaves lighting.

#### THE GRAND TOUR

Stepping inside, a wide welcoming hall entrance offers engineered wood flooring with under floor heating. The living space is located to the rear for easy garden access, with the bedrooms all to front. The first double bedroom to your right offers a dual aspect with recessed spotlights to the ceiling. The next bedroom is equally spacious, finished with recessed spot lights, and loft access hatch with pull down ladder which provides access to the boiler, water softener and electric fuse box. Opposite, a further double bedroom is used as a home office, with recessed spotlights. The family bathroom sits at the end of the hall, with a luxury bespoke three piece suite, including a bath with rainfall shower over, ample storage, heated mirror and attractive tiled splash backs. The main bedroom is next door, with its own hall entrance, engineered wood flooring, French doors to rear, and a walk-in dressing room with fitted furniture for clothing. An en suite shower room is finished as a wet room, with a striking tiled finish, built-in storage and a heated towel rail. Opposite the bedrooms, a 14' utility room offers ample storage, and space for white goods including a washing machine and tumble dryer. A useful door provides a side access. The heart of the home of course is the open plan living space. With bi-folding doors running to one side, and four windows to two



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sides, this light and bright room is an entertainer's dream. Ample space for soft furnishings and a large table can be found, whilst the Wren kitchen offers granite work surfaces and a central island with breakfast bar. The kitchen offers a sleek design with ample storage, whilst a full height fridge and freezer are installed, along with a dishwasher, electric induction hob with recessed extractor fan, two Neff hide and slide electric ovens, electric combination oven, warming drawer and water filter tap.

#### THE GREAT OUTDOORS

Heading out of the bi-folding doors, the rear garden has been fully landscaped with a sweeping patio seating area, L-shaped lawn and enclosed timber fenced boundaries. A private seating area can be found to one corner, with outside lighting, power and water supplies. The garden office includes a study/studio room an adjacent store - all with insulation, power and lighting.

#### OUT & ABOUT

The property is situated on the outskirts of Norwich and on the edge of the South Norwich village of Poringland. The village offers every amenity a family could need including doctors, dentist, shops, schools and regular bus links to Norwich. Still a rural village where various walks, public houses and parks can be enjoyed. There are nearby villages and hamlets offering further walks to enjoy.

#### FIND US

Postcode : NR14 8RB

What3Words : ///issues.parading.pencils

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

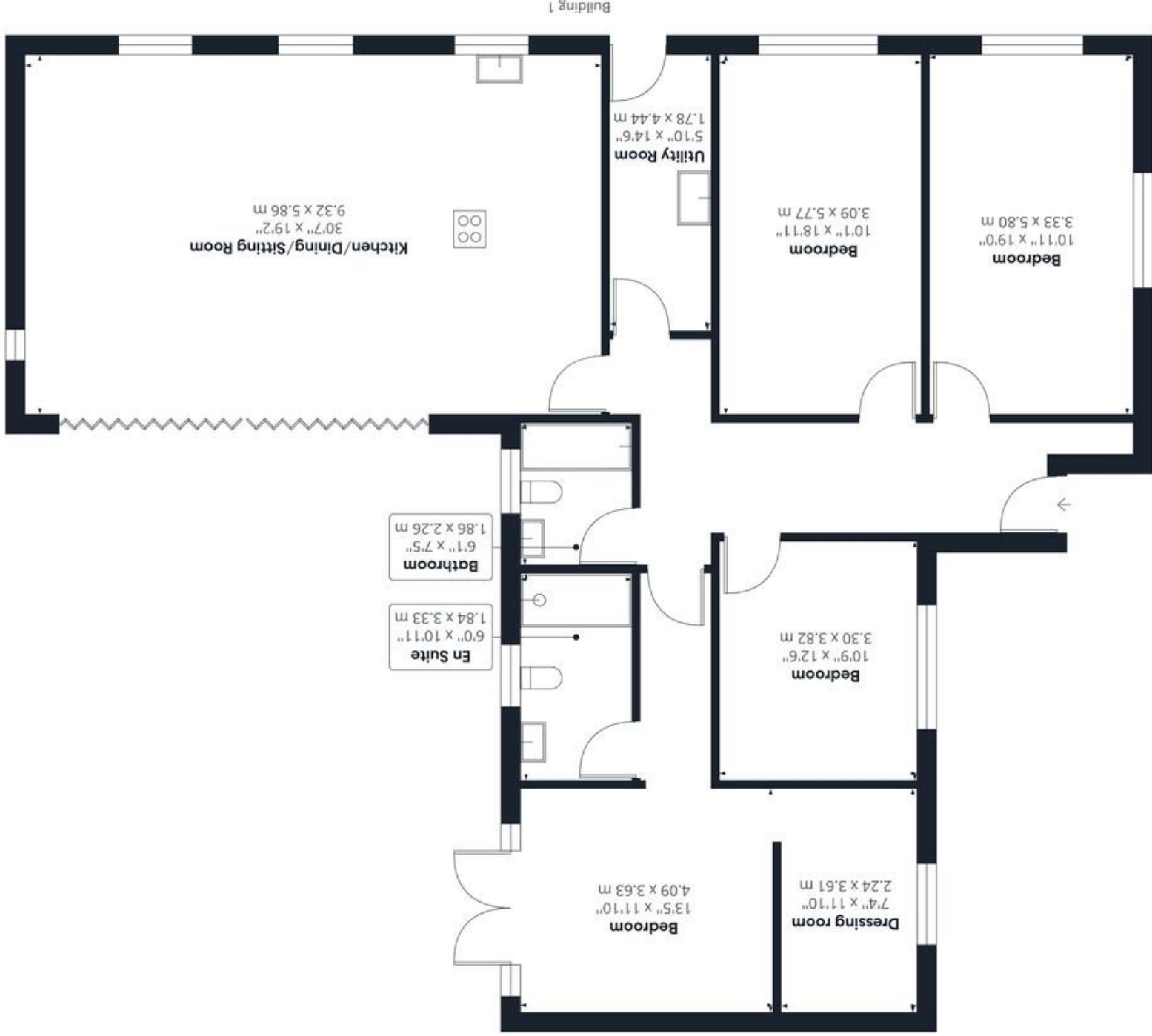
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Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
1841.09 ft<sup>2</sup>  
171.04 m<sup>2</sup>