



The Street, Caston - NR17 1DD

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



The Street

Caston, Attleborough

NO CHAIN. An impressively and incredibly well RENOVATED PROPERTY nestled within a sought after and QUIET VILLAGE location. Blending MODERN LIVING and RURAL PRIVACY all in one, a free flowing ground floor with UNDER FLOOR HEATING comprises an ever handy cloakroom, STUNNING OPEN PLAN kitchen and dining room perfect for hosting, UTILITY ROOM, internal access to the GARAGE which is set up perfectly for a workshop, and finally the double aspect SITTING ROOM with WOOD BURNER, ideal for cosy nights in. The first floor gives access to THREE DOUBLE BEDROOMS, with the third currently operating as a HOME OFFICE and the larger bedroom benefiting from ample built-in storage. The bedrooms are served by a fantastic FAMILY BATHROOM with both a bath and shower. Externally the property is served by a PRIVATE and ENCLOSED lawned rear garden, with outbuildings and ample OFF ROAD PARKING.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

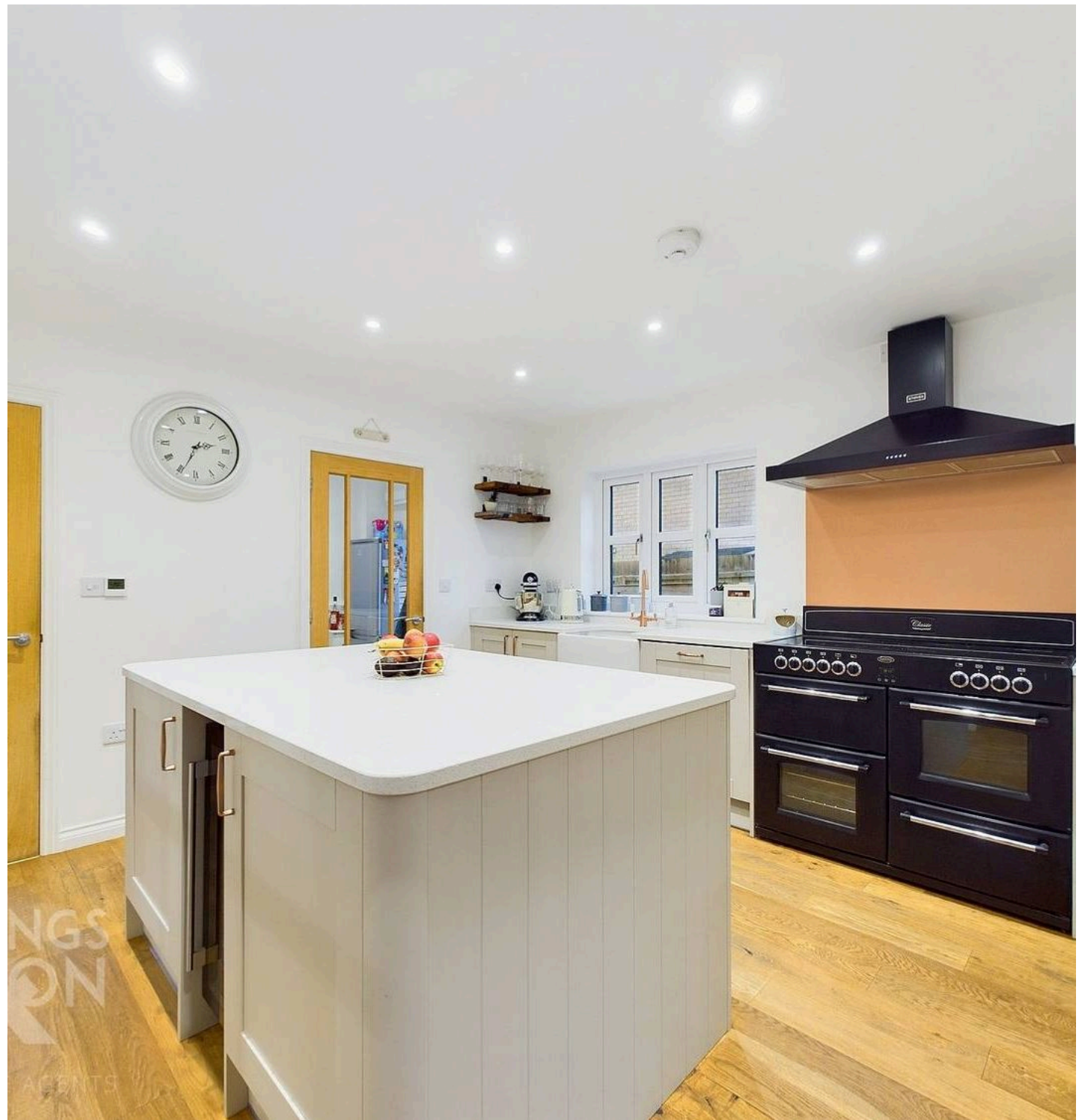
EPC Environmental Impact Rating: D

- Detached Cottage Style House
- Sitting Room with Wood Burner
- Open Kitchen & Dining Room
- Utility & Boot Room
- Three Double Bedrooms
- Garage with Workshop Potential
- Private & Secluded Rear Garden
- Ample Off Road Parking

The market town of Attleborough has a great range of amenities including independent local shops, dentists and GP Surgery, supermarkets, bars, transport links and schooling. Situated between Norwich and Thetford, access to the A11 offers a good link between Norwich, Cambridge and the A14 along with other major road links. The nearby popular market town of Wymondham is approximately 11 miles away with the Cathedral City of Norwich approximately 10 miles away. There is also a nearby bridleway for walks and walking dogs whilst enjoying the abundance of wildlife.

SETTING THE SCENE

Entering through the timber gated access and tall privacy hedged borders off of the quiet country road. The property is nicely set back beyond the parking spaces and a lawn frontage.



THE GRAND TOUR

Entering the front door you step into the epitome of modern style with rural charm - the perfect blend. Hard wood flooring complete with underfloor heating covers the majority of the ground floor which will first lead you into the lobby granting access to the stairs leading to the first floor, cloakroom with low level tiled surround and ceramic wash basin. Turning to your right within the lobby will take you through one of the many oak internal doors into the double aspect sitting room with uPVC windows to the front and large floor to ceiling windows overlooking the rear garden. The sitting room is laid with carpeted flooring under foot and complimented with the most attractive wood burner set within the main wall with hearth and wooden mantle above. Through here, as well as through the lobby, you can access the absolutely stunning open plan kitchen and dining room. Set around a central island housing low level storage and integrated wine cooler topped with quartz worktops which extend to the rest of the kitchen in an L-shape setting helping to round off the kitchen space nicely. Within this space you will find the range oven and cooker with extraction above, integrated dishwasher, fridge and enamelled inset sink with copper feel mixer tap all set above an array of base mounted storage. Beyond this is the opening for the dining room with the same hard wood flooring and uPVC French doors leading to the rear garden space perfect for the dining table whilst leaving room for additional soft furnishings. Heading back on yourself you will enter the mixed utility and boot room space with plumbing for a washing machine and inset space for a tumble dryer with additional storage and secondary sink. Both the front and rear gardens can be accessed through two separate doors in this space as well as the garage. Stepping down into the garage you will find a well lit resin floor space perfect to make into a home workshop. To the first floor the flooring changes to plush carpet with a landing granting access to all rooms with a wooden and glass balustrade to match the oak fittings. Heading into the smaller of the three rooms but still a large double, you will find carpeted flooring and uPVC window overlooking the rear garden as well as an oil fired radiator.

This space currently serves as the home office for the current owners. Heading out of this room and onward to the front of the property is the second bedroom also with carpeted flooring, access into the loft space and internal storage too this large double bedroom offers more than enough space for your bed of choice as well as additional soft furnishings. Finally, the main bedroom is a brilliantly spacious, double aspect, bedroom space with built in mirrored storage and large floor space either side making ample space for any lay out of choice.

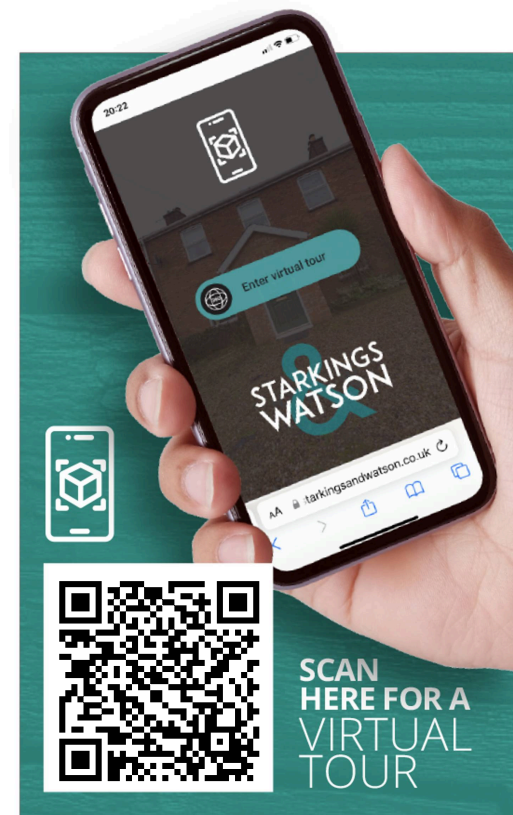
FIND US

Postcode : NR17 1DD

What3Words : ///soils.opposite.replenish

VIRTUAL TOUR

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



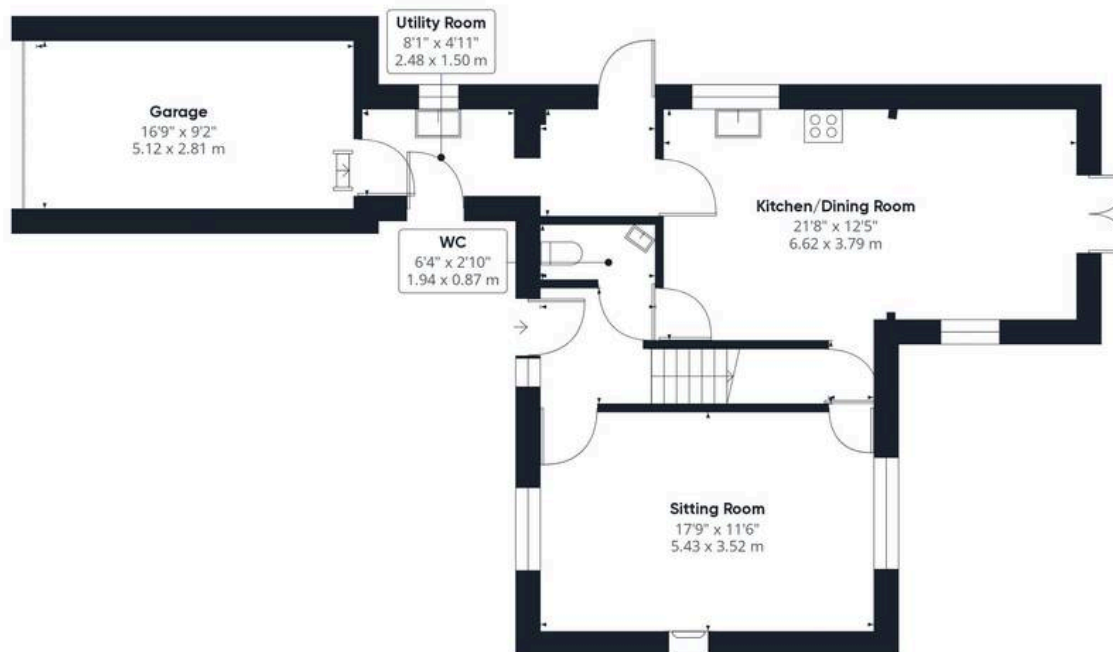




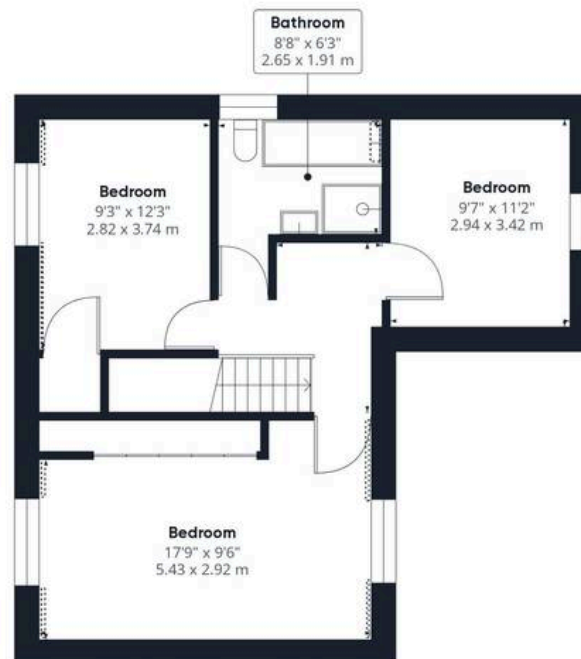
THE GREAT OUTDOORS

The front of the property is served by a large shingled driveway suitable for multiple vehicles, access through an electric roller door behind the double timber locked doors. The shingle carries on from the drive towards the front door with a path of lawned garden to the side also. The rear garden can be accessed through either a smaller iron gate to the right or a larger wooden swinging gate to the left over concrete slabbed walk way. The rear garden itself is served by a sweeping flagstone patio and access space with slightly raised laid to lawn garden with wooden shed tucked in the corner.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1365.91 ft²


126.9 m²

Reduced headroom

6.25 ft²

0.58 m²

Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.