

abbotFox





Caistor St. Edmund, Norwich, NR14  
*Guide Price £900,000*

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**









# THE DETAIL\_\_\_\_\_

abbotFox Bespoke presents Glenbrook, over 4,000 sq ft of contemporary lateral space within a secluded plot on the edge of Caistor St Edmund, just 3 miles south of Norwich's city centre.

The property is arranged in two halves, with living and sleeping areas on either side. The living spaces are of exceptional proportions and enjoy a wonderful sense of flow from one room to the next. The sitting room, kitchen breakfast room, garden room and dining room feature floor to ceiling windows and glazed doors merging interior and exterior spaces inviting the outside in with each room opening onto the surrounding terrace.

The stunning kitchen breakfast room features an AGA (as well as a conventional oven) and has been carefully designed with a focus on functionality and ease of use as well as being a sociable space interconnecting to the dining room and garden room also.

The principal bedroom suite is complete with a dressing room and an en suite shower room. Three further double bedrooms feature en suites,

In addition to this there is a WC, cloakroom, useful utility room, an integral double garage with a workshop and storage room as well as further substantial outbuildings.

Designed with a high level of energy retention and efficiency in mind, the property is served by an air source system, solar panels including a solar water heating system.

Enjoying a substantial, private mature plot mainly laid to lawn and featuring a spinney.

Caistor St Edmund is well known for its extensive network of walks, cycle routes and bridleways, the Roman town of Venta Icenorum and Caistor Hall. The Wildebeest and Stoke Mill fine dining restaurants can be found in the next village of Stoke Holy Cross.



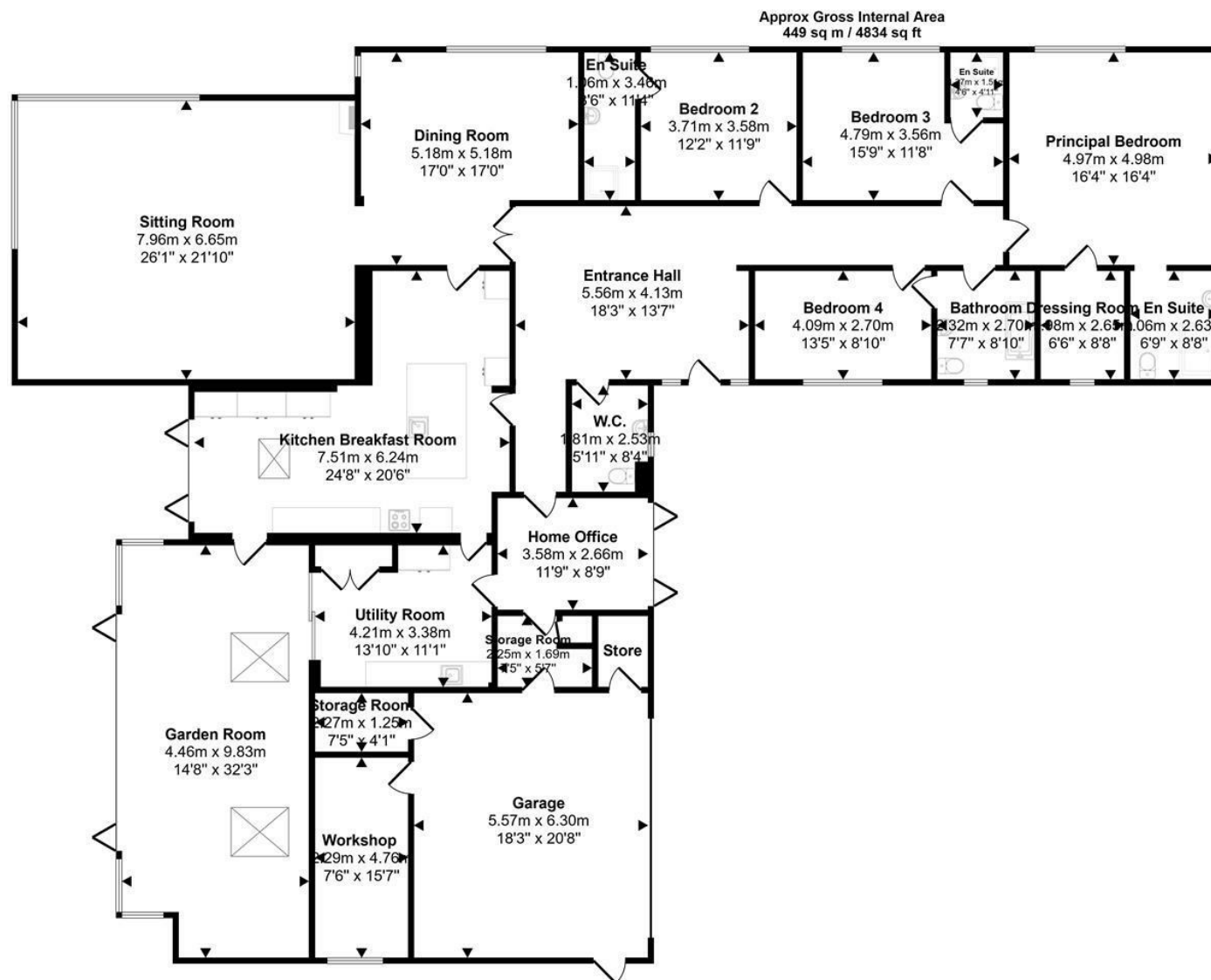






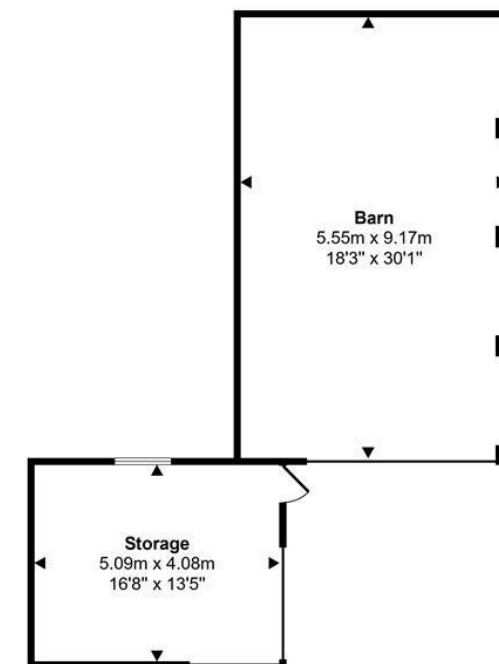
## THE HIGHLIGHTS\_\_\_\_

- Over 4,000 sq ft
- Four double bedrooms, all with en suites
- Stunning kitchen breakfast room
- Large garden room
- Dual aspect sitting room
- Formal dining room
- Home office
- Integral double garage
- Large private plot with various, substantial outbuildings
- Guide price £900,000 - £950,000



Ground Floor  
Approx 377 sq m / 4061 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Garage  
Approx 72 sq m / 773 sq ft

*Let's talk*

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EPC RATING - D

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