



Caistor Lane, Caistor St. Edmund - NR14 8RH

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Caistor Lane

Caistor St. Edmund, Norwich

NO CHAIN. This SUBSTANTIAL DETACHED BUNGALOW offers a rare opportunity to acquire a SPACIOUS and VERSATILE home in a SECLUDED NON-ESTATE SETTING, with approximately 2009 sq. ft (stms) of accommodation, and a 0.41 acre plot (stms). Set well back from the road, the property enjoys a sense of PRIVACY and TRANQUILITY. The welcoming hall entrance leads to a 22' SITTING ROOM, perfect for entertaining or relaxing, with an opening into an 11' GARDEN ROOM that provides panoramic views of the REAR GARDEN and the OPEN FIELDS beyond. The 23' OPEN PLAN KITCHEN/DINING ROOM is a true heart of the home, featuring ample space for family gatherings, a built-in pantry for additional storage, and direct access to a separate UTILITY ROOM via the inner hall, where the W.C and integral GARAGES can be found. The flexible layout offers THREE GENEROUS BEDROOMS, including a principal suite of some 17' with an EN SUITE SHOWER ROOM, whilst the remaining bedrooms are served by a spacious family bathroom. With POTENTIAL TO UPDATE, REMODEL and EXTEND (stp), this bungalow presents a unique chance to create your dream home in a highly desirable location. THE GREAT OUTDOORS truly sets this property apart. Occupying an impressive 0.41 ACRE PLOT (stms), the gardens are private and secluded to all sides,

with mature hedged borders and a variety of established shrubs and trees. To the rear, the garden enjoys a FULL WIDTH PATIO, ideal for alfresco dining or simply soaking in the OUTSTANDING PANORAMIC FIELD VIEWS. The INTEGRAL GARAGE features twin up and over doors, with the larger being a 30' TANDEM GARAGE complete with rear access, power, and lighting - perfect for car enthusiasts or those in need of workshop space. The second garage offers useful storage.

Council Tax band: F

Tenure: Freehold

- No Chain! Substantial Detached Bungalow in a Secluded Non-Estate Setting
- Approx. 2009 Sq. ft (stms) of Accommodation
- Approx. 0.41 Acre Plot (stms) with Panoramic Field Views to Rear
- Potential to Update, Remodel & Extend (stp)
- Hall Entrance with a 22' Sitting Room & 11' Garden Room
- 23' Open Plan Kitchen/Dining room with Pantry Storage
- Separate Utility Room, W.C & Integral Garage Access
- Three Bedrooms, En Suite & Family Bathroom

The property is situated on the outskirts of Norwich and on the edge of the South Norwich village of Poringland. The village offers a rural feel, with excellent local walks and countryside views.



The neighbouring village of Poringland 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.

SETTING THE SCENE

Set back from the road, a sweeping shingle driveway runs in front of the property, providing ample off road parking and turning space, with access to the integral garages. Lawned front gardens are adorned with mature shrubbery and trees, with further lawned gardens directly in front of the bungalow, wrapping around the side and rear. Enjoying a private and secluded setting, the gardens remain private and usable, with huge potential to further landscape the space.

THE GRAND TOUR

Stepping inside, the hall entrance offers the ideal meet and greet space with fitted carpet underfoot and loft access hatch above. The formal sitting room sits to the rear of the bungalow enjoying garden views and a feature fireplace, with fitted carpet underfoot. An opening to the adjacent garden room extends the living space. Continuing fitted carpet can be found underfoot, with a rear facing window and sliding patio doors opening up to the patio seating area. From the hall entrance the dining room opens up with fitted carpet underfoot and sliding patio doors to rear, with an opening to the adjacent kitchen - creating an open plan feel and flow. The kitchen offers a fitted range of wall and base level units, with space for an electric cooker, whilst tiled splash-backs run around the work surface. Room is provided for general white goods including a fridge and freezer, with two built-in storage cupboards, floor standing oil fired central heating boiler, and ample room for a breakfast table. A door takes you to the inner hallway where a further door leads to the front driveway and rear garden. A useful W.C leads off, with a two piece suite and tiled splash-backs, whilst adjacent the utility room extends the kitchen storage and also includes an inset ceramic butler sink. Space is provided for laundry appliances including a washing machine and tumble dryer, along with your white goods including a fridge freezer, with a further built-in storage cupboard and access to the integral garage. The main bedroom sits to the front of the bungalow and is accessed from the hall entrance with fitted carpet underfoot and built-in double wardrobe with a door leading to a private ensuite. Finished with a white three piece suite, this large room includes tiled walls and vinyl flooring.

The two remaining bedrooms enjoy aspects over the front driveway, both being finished with fitted carpet and built-in storage. The family bathroom completes the property with a white three piece suite including tiled splash-backs, and a mixer shower tap over the bath.

FIND US

Postcode : NR14 8RH

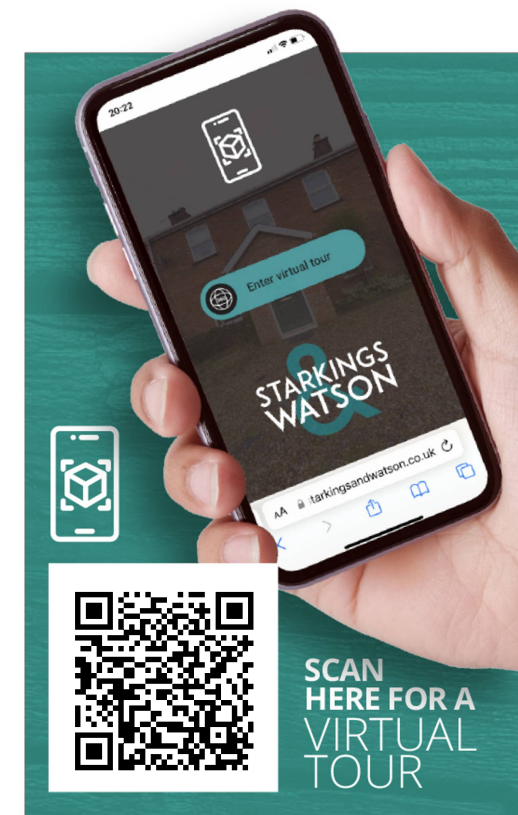
What3Words : ///sudden.play.vent

VIRTUAL TOUR

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

AGENTS NOTES

The property utilises a private septic tank for sewerage.

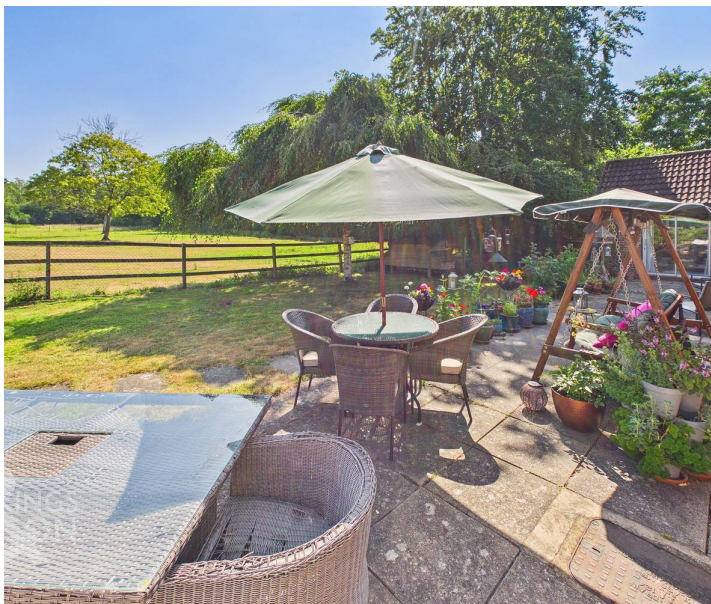






THE GREAT OUTDOORS

Occupying a 0.41 acre plot (stms), the gardens remain private and secluded to all sides. Enjoying panoramic field views to the rear, the gardens enjoy an outstanding aspect, whilst being enclosed, laid to lawn, and well stocked. A full width patio runs across the rear of the property, with gated access to the side gardens. To the right hand side of the property a further lawned garden can be found, with hedged borders, and access to the driveway. The right hand lawned gardens remain open to the driveway. Twin up and over doors lead to the integral garage. The larger is a 30' tandem garage with rear access, power and lighting. The right hand garage is a smaller storage space.





Approximate total area⁽¹⁾

2009 ft²
186.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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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 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.