



# Field Stone Lodge

CASTON

**SOWERBYS**

Land & New Homes Specialists

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INTRODUCING

# Field Stone Lodge

The Street, Caston,  
Norfolk, NR17 1DD

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Chalet Style New Home with  
Bedrooms to Both Floors

Opportunity to Choose Finishing Touches

Four Spacious Double Bedrooms

Three En-Suites and a Bathroom

Fabulous Glass Gable Designed Rear

Fully Turfed Garden with Large Patio

Spacious Driveway and Garage

10 Year Warranty

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Field Stone Lodge is a rather stunning chalet-style property, boasting four spacious double bedrooms across two floors. Three of which enjoy their own en-suites, whilst a separate bathroom serves the fourth bedroom.

The kitchen features an oversized central island, and further benefits from a practical utility room with external access.

The fabulous sitting/dining room has bi-folding doors, which open onto the rear patio - creating a perfect entertaining space for summer gatherings.

Caston is a quiet mid-Norfolk village perfect for those wanting a small community lifestyle, but also an excellent spot for those needing to commute, with easy access across to the A11 or into Norwich.





# Specification

## CONSTRUCTION

- Traditional brick and block cavity wall construction
- Clay pantiles and galvanised guttering and downpipes

## KITCHEN / UTILITY

- Substantial central island
- Quartz worktops and upstands
- Quality branded appliances
- Eye-level double oven and induction hob
- Fully integrated fridge/freezer
- Integrated dishwasher
- Quooker boiling water tap
- Stainless steel under-mount 1.5 bowl sink
- Integrated waste bins

## BATHROOMS / EN-SUITES

- Quality white sanitary ware
- Fixed shower heads, with control panels and secondary hand-held hose to en-suites
- Low profile shower trays.
- Dual fuel heated towel radiators to all bathrooms, en-suites and WC

## LIGHTING, ELECTRICAL & BROADBAND

- TV & BT points to selected rooms
- Broadband to the premises for customer's choice of broadband provider
- Hard-wired smoke and heat detectors
- External power socket at rear of the house
- Light and power to garage
- Contemporary style external lighting to front and rear of house and garage
- Electric vehicle charging point ready

## HEATING & WATER

- Air source heat pump serving all hot water and underfloor heating to ground floor, with radiators to the first floor
- External tap

## WINDOWS & DOORS

- Double glazed windows & bi-folding doors finished in anthracite grey
- Electric garage door in Anthracite Grey
- Oak internal doors with chrome contemporary handles and hinges

## FLOOR COVERINGS

- All floorings included with this plot
- High quality LVT flooring to kitchen, utility, hallway and all bathrooms

## GARDENS & BOUNDARIES

- Turf lawns
- Boundaries are a mix of 1.8m close board fencing combined with post and rail fencing
- Shingle driveway
- Porcelain patio



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Caston

## RURAL LIVING SURROUNDED BY AMENITIES

Set amidst beautiful countryside, the picturesque village of Caston is ideally located between the popular market towns of Watton and Attleborough. Whilst Caston offers a peaceful rural lifestyle, it remains within easy reach of modern amenities. Watton provides supermarkets, independent shops, schools, a popular golf club, and a weekly market, while Attleborough offers excellent transport links, including a railway station with direct services to Norwich, Cambridge, and London, as well as easy access to the A11.

At the heart of Caston is a well-regarded primary school, a village hall hosting regular events, and a welcoming local pub. The community spirit is strong, with the local village hall hosting various social clubs and activities, bringing residents together throughout the year.

The surrounding area is rich in attractions. Just a short drive away, Melsop Farm Park offers a family-friendly day out with hands-on animal experiences, while Banham Zoo is home to species from around the world. For those seeking outdoor adventure, Thetford Forest provides miles of walking and cycling trails, picnic spots, and nature watching.

With its tranquil setting, active community, and convenient location between two thriving towns, Caston is an ideal for those looking to enjoy the best of rural Norfolk living without sacrificing connectivity or amenities.



### Note from Sowerbys



“The location is a quiet mid-Norfolk village perfect for those wanting a small community village lifestyle...”



### SERVICES CONNECTED

Mains water, electricity and drainage. Air source heat pump serves all hot water and underfloor heating to ground floor, with radiators to the first floor.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

### TENURE

Freehold.

### LOCATION

What3words: ///space.hobbit.treaty

### AGENT'S NOTE

Please note some photos have been virtually staged to show how the home may look once furnished.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

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