



South Wood Drive, Caistor St. Edmund - NR14 8RA

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



South Wood Drive

Caistor St. Edmund, Norwich

NO CHAIN. This DETACHED CHALET STYLE HOME, set within a quiet CUL-DE-SAC, offers exceptional scope for those seeking a property with both IMMEDIATE COMFORT and HUGE POTENTIAL. Occupying an IMPRESSIVE 0.17 ACRE PLOT (stms) with a SIZEABLE DRIVEWAY, the home boasts approximately 1110 Sq. ft (stms) of accommodation, making it ideal for families or those desiring flexible living space. The interior, presented in GOOD CONDITION but ripe for UPDATING and MODERNISATION, features a generous 17' SITTING ROOM perfect for relaxing or entertaining, a 14' KITCHEN/BREAKFAST ROOM, and a SEPARATE UTILITY ROOM for added practicality. With up to FOUR BEDROOMS arranged over two floors, the layout offers versatility for home working, guest accommodation, or multi-generational living. Additional highlights include a GROUND FLOOR W.C and a FAMILY BATHROOM, as well as a host of storage solutions throughout. The property's NON-OVERLOOKED GARDENS create a sense of privacy and tranquillity, while the potential to EXTEND (stp) allows you to tailor the home to your exact needs.



- No Chain!
- Detached Chalet Style Home in a Cul-De-Sac Setting
- Approx. 0.17 Acre Plot (stms) with Large Gardens & Sizeable Driveway & Approx. 1110 Sq. ft (stms) of Accommodation
- Newly Installed Boiler & Central Heating System Still Under Warranty
- Huge Potential to Update, Modernise & Extend (stp)
- 17' Sitting Room, 14' Kitchen/Breakfast Room & Separate Utility Room
- Up to Four Bedrooms Over Two Floors
- Ground Floor W.C & 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.

Council Tax band: D
Tenure: Freehold



SETTING THE SCENE

Set back from the road and approached via a hard standing driveway, a brick walled front boundary and mature hedging screens the property from the road, with a further shingle parking area and lawned frontage. Access leads to the rear garden and detached garage, along with the main entrance door.

THE GRAND TOUR

Once inside the hall entrance offers fitted carpet and stairs to the first floor landing, with a storage recess below and doors leading off to the ground floor bedroom and living accommodation. The front double bedroom is finished with fitted carpet and front facing uPVC double glazed window, with a built-in wardrobe, whilst being suitable for a variety of uses as a home office or bedroom accommodation. The main sitting room sits adjacent with dual aspect windows to front and side, with a feature fireplace and fitted carpet underfoot. The adjacent bedroom/study offers a variety of uses with a range of built-in storage cupboards with fitted carpet underfoot and side facing window. The ground floor bathroom is finished with a white two piece suite including tiled walls and flooring, with an electric shower over the bath. The adjacent W.C is finished with a two piece suite, tiled splash-backs and flooring. Sitting at the rear of the property, the kitchen offers ample space for a dining table whilst including a range of wall and base level units and space for an electric cooker, with tiled splash-backs around the main work surface. Space is provided for general white goods including a fridge freezer with dual aspect windows to side and rear, walk-in pantry storage cupboard and door to the rear facing utility room - offering further storage space, door to the garden and ample space for further white goods including a washing machine and tumble dryer.

Heading upstairs, the carpeted landing leads to a built-in eaves storage cupboard and two double bedrooms - both finished with fitted carpet, uPVC double glazing and a range of built-in storage with wardrobe space.

FIND US

Postcode : NR14 8RA

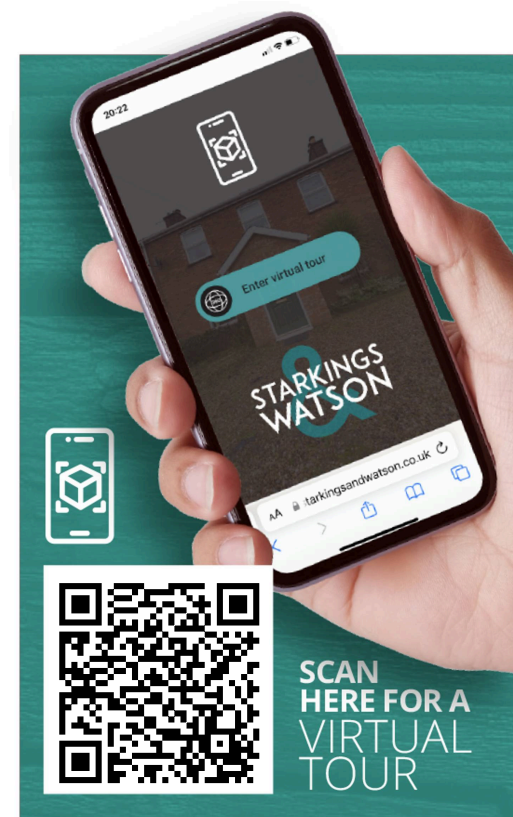
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VIRTUAL TOUR

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

AGENTS NOTES

The property is held across two title deeds.



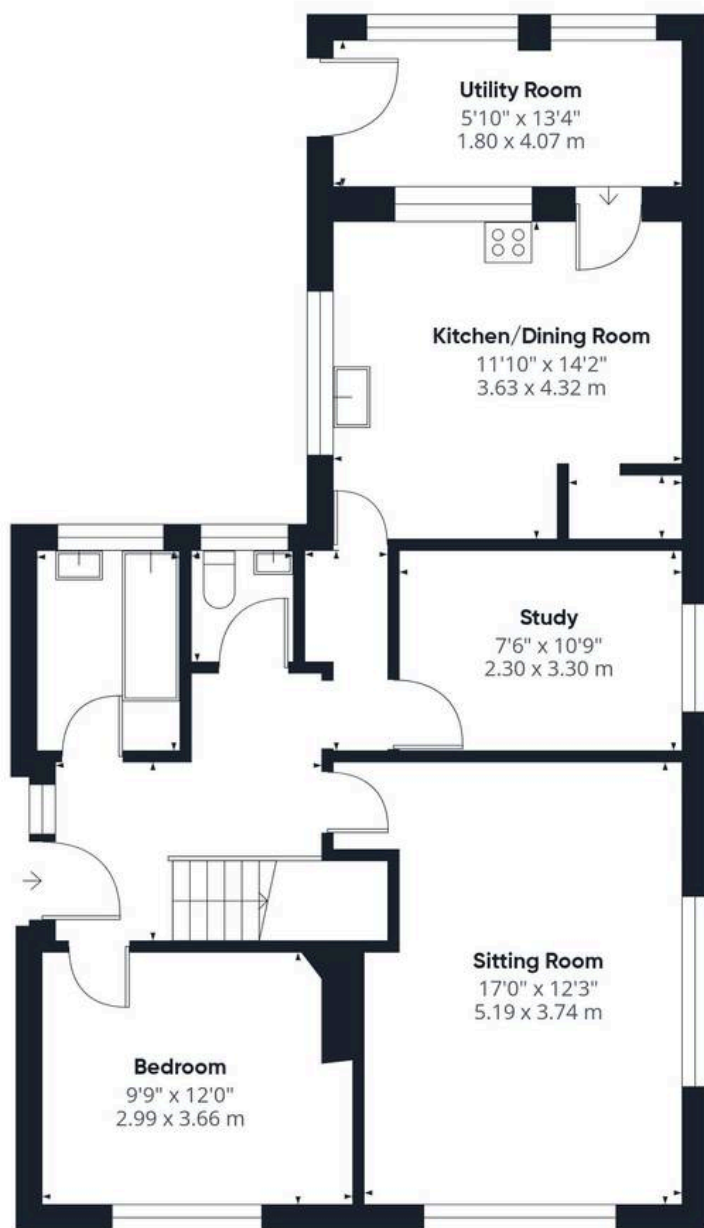




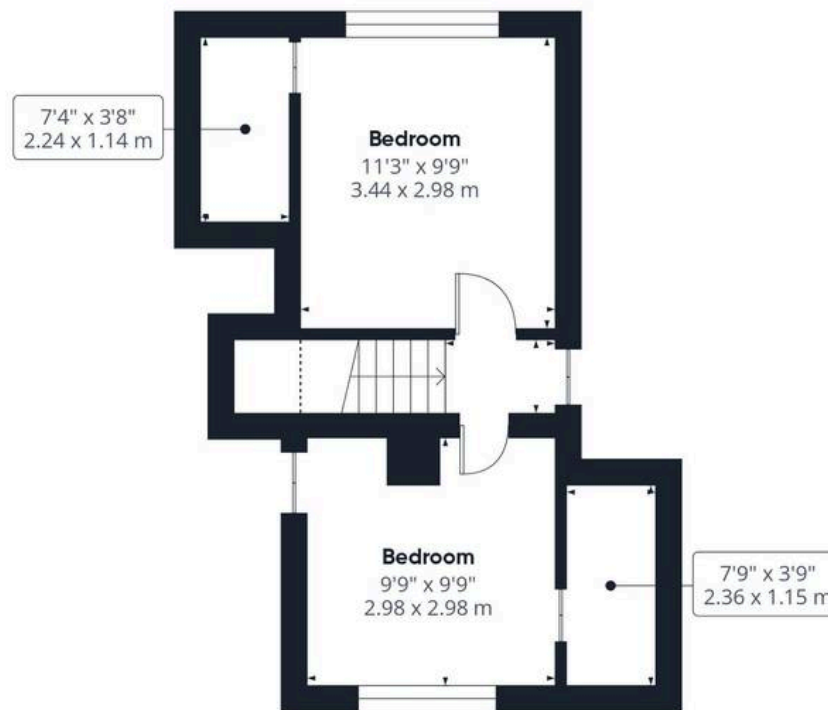
THE GREAT OUTDOORS

Heading outside, the rear garden forms part of the 0.17 acre plot (stms), offering a sizable lawned expanse, enclosed within timber panel fencing and mature hedging. A patio seating area extends from the rear of the property, with a large timber built storage shed and access to the garage. Planted borders run down the right hand boundary with a range of mature trees and shrubbery, whilst access can be found to the side, with the exterior boiler and oil tank. The garage itself offers an up and over door to front, side access door, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1110 ft²
103 m²

Reduced headroom

53 ft²
4.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 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.