

Arnolds | Keys



Keepers Cottage, Caistor Lane, Caistor St. Edmund, NR14 8QZ
Guide £425,000 to £450,000



Property Features

- Stunning Location & Views
- Third of an Acre Plot
- Landing/Study Area
- Open Fireplace to Lounge
- Potential to Extend (Subject to Planning)
- UPVC Double Glazed Conservatory
- Ground Floor Bathroom
- Two Reception Rooms
- Two Double Bedrooms

Keepers Cottage stands in a very special location with no adjacent neighbours and has the most wonderful view to the rear. The property is in need of improvement and offers incredible potential to create the perfect family home on a generous plot in a sought after area.



ACCOMMODATION

SITTING ROOM

19' 5" x 12' 0" (5.92m x 3.66m) Wood flooring. Open fireplace with brick surround and a quarry tile hearth. Night storage heater. Television aerial lead. Telephone point. Low door to a small under stairs storage cupboard. Door to stairs to first floor landing/study area. Two double glazed windows to front aspect. UPVC double glazed window to side aspect.

DINING ROOM

11' 11" x 11' 10" (3.63m x 3.61m) Night storage heater. Open fireplace with tiled inset and hearth and painted timber fire surround. Hatch through to kitchen and double glazed window to front aspect.

KITCHEN

12' 0" x 5' 10" (3.66m x 1.78m) Double drainer sink with cupboard and drawers below. Tiled splashbacks. Cupboard and drawers below worktop. Matching wall cupboard. Electric cooker point. Plumbing for washing machine. Night storage heater. Outside light switch, single bar electric heater above east facing window and single glazed windows to side and rear aspect.

PANTRY

Fitted shelves and cold shelf.

REAR HALLWAY

6' 9" x 5' 11" (2.06m x 1.8m) Exposed timbers. Panelled door with glazed panels to conservatory.

CONSERVATORY

13' 5" x 8' 7" (4.09m x 2.62m) Low brick construction with a polycarbonate roof and UPVC double glazed



windows to side and rear aspects. Power points. UPVC door with double glazed panel to side. UPVC double glazed sliding patio door to the rear garden.

BATHROOM

9' 0" x 5' 9" (2.74m x 1.75m) Panelled bath with tiled surround and mixer tap with shower attachment. Suspended wash basin with tiled splashback. WC with high cistern and chain flush. Night storage heater. Electric chrome towel radiator. Hot water cylinder with immersion heater. Wall mounted electric down flow







heater. Double glazed window to rear.

FIRST FLOOR

LANDING/STUDY AREA

9' 5" x 8' 2" (2.87m x 2.49m) Night storage heater. Double glazed window to front aspect. Single glazed window to rear aspect.

BEDROOM 1

12' 0" x 10' 6" (3.66m x 3.2m) Night storage heater. Built-in wardrobe/storage cupboards along one wall. Tiled fireplace. Double glazed window to front aspect. Single glazed window to side aspect.

BEDROOM 2

12' 6" x 11' 9" (3.81m x 3.58m) Night storage heater. Telephone point. Double glazed window to front aspect. UPVC double glazed window to side aspect.

OUTSIDE

The grounds are predominantly to lawn with established trees, shrubs and flower beds. A driveway leads to a detached brick-built garage with inspection pit which the vendor has stated has a concrete floor which may not be safe. There is plenty of space to create more parking/turning space. Beside the property is a brick and tile outbuilding which has some structural movement but provides good storage space. Outside cold water tap to the front of the property.

LOCATION

Keepers Cottage is situated on the outskirts of Caistor St Edmund between here and Framingham Earl and Poringland where there are excellent local shopping and transport facilities. Access to the city of Norwich is good, being about 3 miles away. This is an excellent opportunity to live in one of the prime residential areas on the southern fringe of Norwich in a rural position with no adjacent neighbours and wonderful views.

AGENT'S NOTES:

Mains electricity and water. There is a septic tank which is not compliant with the current Binding Regulations. Interested parties should make their own enquiries with South Norfolk Planning regarding extending the property or demolition of the existing dwelling and erection of a new property on the site.

There is a non-working well to the right-hand side of the driveway - this is boarded over and covered with Ivy.

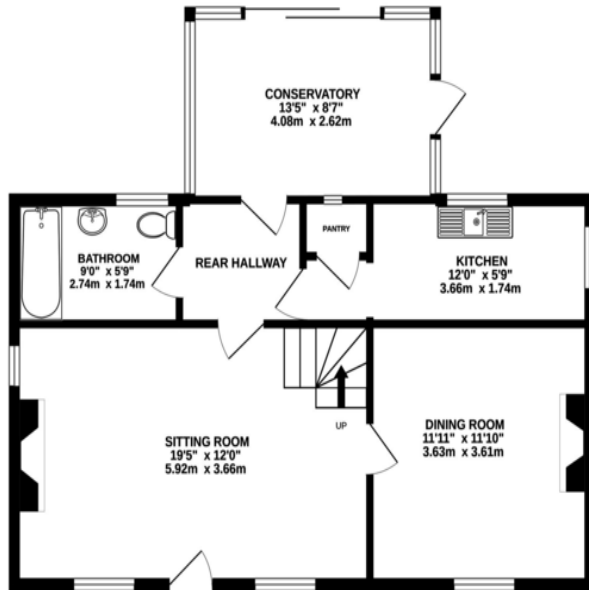
The seller has informed us of a small section of land to the front west boundary does not belong to this cottage, and believes it belongs to the council.

Tenure: Freehold

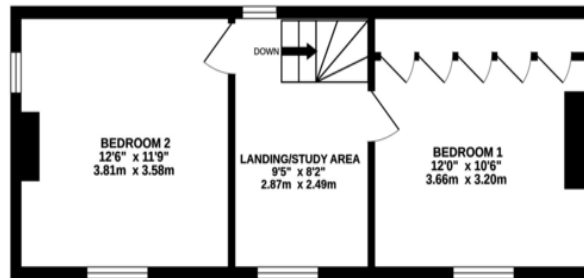
Council Tax Band: D

EPC Rating: G

GROUND FLOOR
657 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 G	

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