



Old Church Close, Caistor St. Edmund - NR14 8QX

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HYBRID ESTATE AGENTS



Old Church Close

Caistor St. Edmund, Norwich

NO CHAIN. Backing onto OPEN FIELDS, this EXTENDED semi-detached HOME presents a rare opportunity to acquire a SPACIOUS FAMILY RESIDENCE set on an impressive 0.27 acre plot (stms). The property extends to approximately 1532 Sq. ft (stms) and offers flexible accommodation across two floors. The ground floor features up to THREE VERSATILE RECEPTION ROOMS - including the SITTING ROOM with its WOOD BURNER, open plan FAMILY ROOM with BI-FOLDING DOORS and the DINING ROOM - offering options to OPEN PLAN the KITCHEN. The 16' KITCHEN/BREAKFAST ROOM is well-appointed, providing ample space for dining and day-to-day activities, including SOLID WOOD SURFACES and a BREAKFAST BAR. A further W.C and CONSERVATORY complete the downstairs. Upstairs, there are FOUR well-proportioned BEDROOMS, all served by a recently RE-FITTED FAMILY BATHROOM - complete with a separate shower. The property is approached via a LARGE DRIVEWAY, offering generous parking for several vehicles and potential for the addition of a garage or cart lodge (subject to planning).

The REAR GARDEN is a true highlight, offering a fantastic sense of space and privacy. Enclosed by a combination of fencing and mature hedging, the garden features a substantial lawn area with significant potential for further landscaping or development - all whilst enjoying FIELD VIEWS.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

- No Chain!
- Extended 1532 Sq. ft (stms) Semi-Detached Home
- Approx. 0.27 Acre Plot (stms)
- Up to Three Reception Rooms
- 16' Kitchen/Breakfast Room
- Four Bedrooms
- Re-fitted Family Bathroom with Shower
- Large Driveway & Potential to Garage/Cart Lodge (stp)

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

Sat in the corner of the cul-de-sac and approached via a large sweeping shingle driveway, ample off road parking can be found with double timber gates leading to a further storage or parking area, where huge potential exists to build a garage or cart lodge - subject to planning.

THE GRAND TOUR

Heading inside, the hall entrance is finished with tiled flooring underfoot for ease of maintenance, with stairs rising to the first floor landing creating useful storage space below, and a door leading to a ground floor W.C. Finished with a white two piece suite, built-in storage can be found, along with tiled flooring. The main living space offers an extended room with far reaching field views beyond, and a central cast iron wood burner creating a focal point to the room. Wood flooring runs underfoot, with a front facing window flooding the room with natural light. The sitting room is fully open plan to the adjacent family room, with full height windows to the rear and bi-folding doors open out to the patio. Wood flooring continues through the space, with a range of built-in storage. The dual aspect dining room follows a similar theme with wood flooring underfoot, front facing window and rear facing French doors - with potential to open plan into the adjacent kitchen. With a bespoke range of kitchen units and a built-in breakfast bar, solid wood work surfaces run around the kitchen. Space is provided for a freestanding electric cooker with an extractor fan above, along with a dishwasher and American style fridge freezer. Tiled splash-backs run around the work surface with windows facing to front and rear, encompassing the field views beyond with a further door taking you to conservatory. This versatile room offers utility style space or further seating with tiled flooring underfoot, space for a washing machine and tumble dryer, windows to side and rear, and French doors leading out to the garden.

Heading upstairs, the carpeted landing includes a built-in storage cupboard, with doors leading off to the four bedrooms - all of which are finished with fitted carpet and uPVC double glazing. The main bedroom includes a large walk-in wardrobe and further space for freestanding wardrobes if required. The family bathroom is re-fitted to include a contemporary white four piece suite including storage under the hand-wash basin, corner panelled bath and walk-in shower cubicle with a thermostatically controlled rainfall shower, contrasting tiled splash-backs, tiled flooring, far reaching field views and heated towel rail.

FIND US

Postcode : NR14 8QX

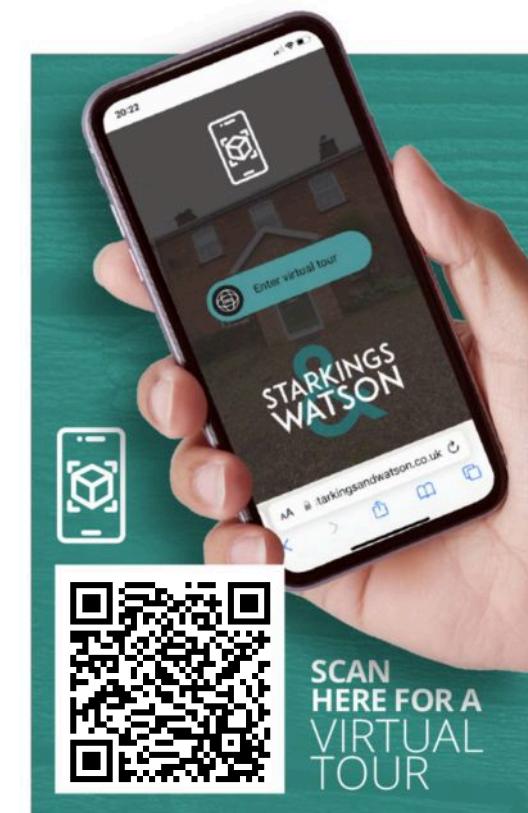
What3Words : ///dogs.headed.video

VIRTUAL TOUR

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

AGENTS NOTES

The property offers LPG heating, with the boiler installed in 2022. A septic tank is shared with No. 6, but is located in the garden of No. 4. A power supply runs to a pump, which pumps effluent back into the garden of this property.



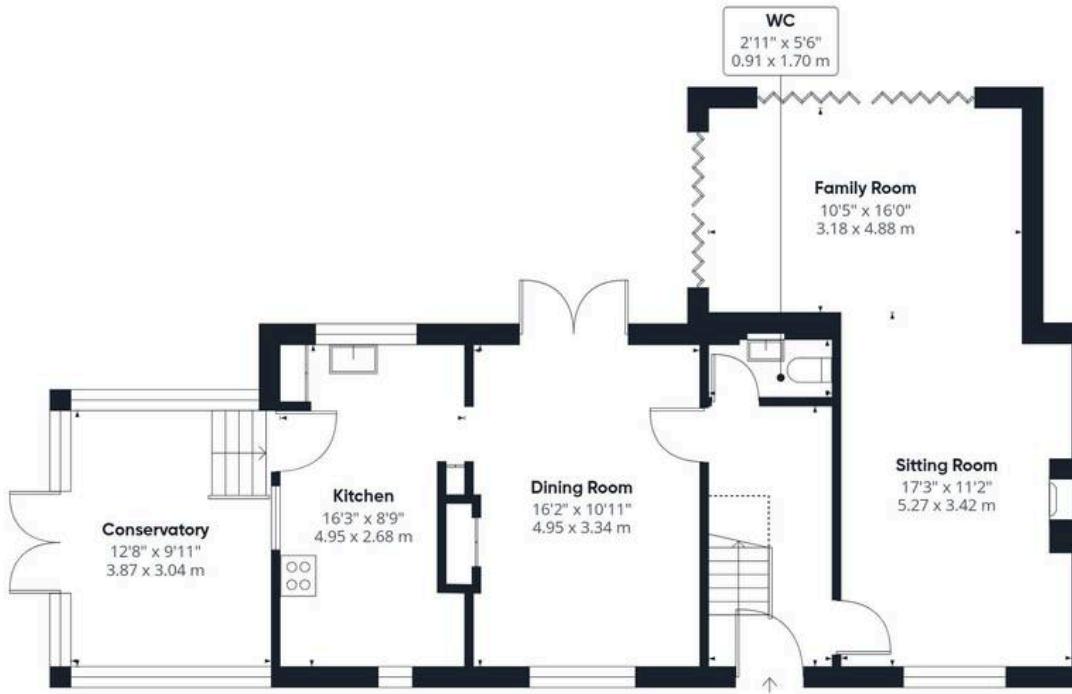




THE GREAT OUTDOORS

The rear garden is enclosed with a range of fencing and hedging, with a large lawned expanse and huge potential for further landscaping. Various timber sleepers create flower beds and potential for a working garden with a greenhouse in situ. A raised patio leads from the family room extension and dining room French doors, whilst various trees, planting and shrubbery can be found throughout the garden, along with two timber built storage sheds. A further seating area sits the far corner, enjoying an elevated view of the garden and views across the adjacent fields.





Approximate total area⁽¹⁾

1532 ft²
142.4 m²

Reduced headroom
16 ft²
1.5 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.



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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 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.