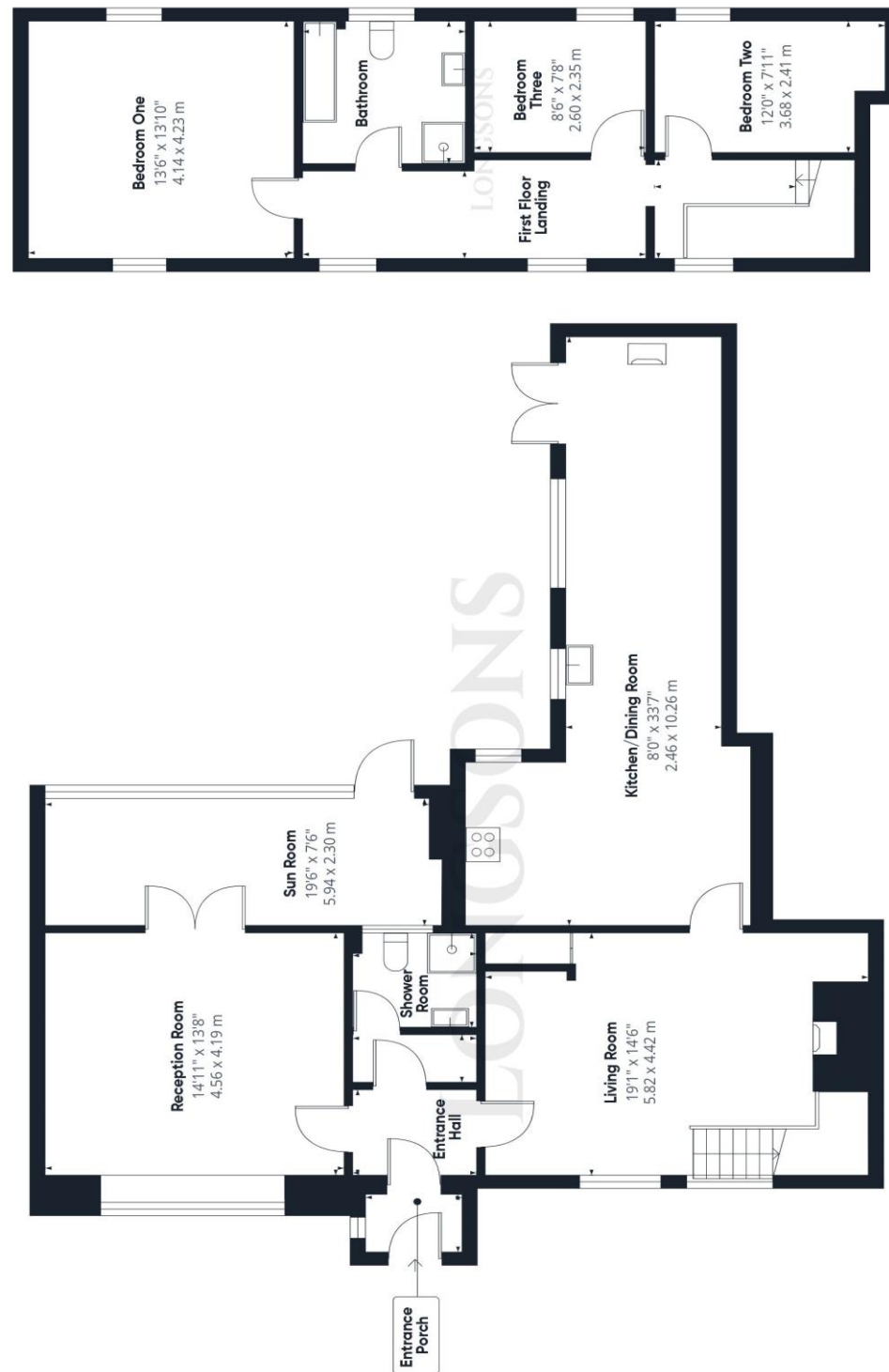
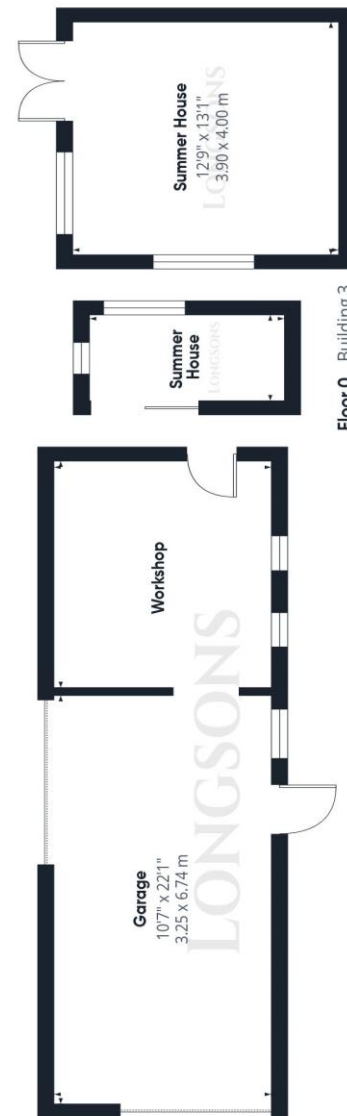




Floor 1 Building 1



Floor 0 Building 2

Floor 0 Building 3

Floor 0 Building 4



The Street, Caston, Attleborough, NR17 1DD

Well presented spacious three bedroom home situated in the popular village of Caston. The property has lots to offer including character features, two reception rooms, open plan kitchen/dining, bathroom, plenty of garden space, off-road parking, oil-fired central heating and UPVC double glazing,

Price £425,000 Freehold





Situated in the popular village of Caston, Longsons are delighted to bring to the market this very well presented three bedroom family home with character features throughout. The property offers two reception rooms, open plan kitchen/dining room, plenty of garden space, off-road parking, detached garage, oil-fired central heating and UPVC double glazing throughout.

Briefly the property offers entrance hall, boot room/coat storage, downstairs shower room, two reception rooms, sun room, open plan kitchen/dining room, three bedrooms, bathroom, gardens to front and rear, off-road parking, garage, multiple wooden summer houses, oil-fired central heating and UPVC double glazing.

CASTON
Home of the Red Lion pub and restaurant, this rural Norfolk village also has a primary school and church. Caston is just over 6 miles from Attleborough where there are multiple supermarkets, shops, train station to Norwich and London and doctors surgery. Caston is just 4 miles away from the market town of Watton in the district of Breckland, just less than 25 miles from Norwich. Perfectly positioned for access to the whole of Norfolk and North Suffolk, this town is thought to be where the 'Babes in the Wood' were abandoned in Wayland

Wood. You will see on the town sign that there are two babes, and a hare jumping over the barrel reflecting the town name; "wat" being the local dialect word for hare, and "ton" for barrel. There is a traditional market held every Wednesday morning with produce including freshly caught fish, and there are two supermarkets and a number of independent shops, cafes, restaurants and pubs to enjoy. Within reach is the popular Thetford Forest Park, a number of golf courses, other market towns and not forgetting the cathedral city of Norwich.

Entrance Porch

Glazed windows to side, wooden entrance door, door to hall.

Entrance Hall

Access to coat storage.

Boot Room

Access to downstairs shower room.

Shower Room

WC, hand wash basin set within fitted cabinet to floor, radiator, extractor fan, walk-in shower cubicle, obscure double glazed window to sun room.

Reception Room

14'11" (4.55m) x 13'8" (4.17m)

Log burning stove with tiled hearth and surround, UPVC double glazed bay window to front, access to sun room.

Sun Room

19'6" (5.94m) x 7'6" (2.29m)

UPVC double glazed windows to rear, entrance door to rear garden.

Living Room

19'1" (5.82m) x 14'6" (4.42m)

Exposed timber beams, radiator. inglenook fireplace, built-in storage cupboards, stairs to first floor, two UPVC double glazed windows to front.

Kitchen/Dining Room

33'7" (10.24m) x 8'0" (2.44m)

Fitted cabinets to floor and wall with oak effect laminate worktop over and tiled splashback, space for Range cooker with integrated extractor hood over, space for American fridge/freezer, space and plumbing for washing machine and dishwasher, inset one bowl porcelain sink unit with mixer tap, drainer and separate drinking water tap, radiator, ceiling lantern, UPVC double glazed window to rear and side.

Dining Area provides exposed timber beams throughout, three Velux windows to side, UPVC double glazed window to side, UPVC double glazed French doors to rear garden, newly installed freestanding log burning stove.

First Floor Landing

Exposed timber beams throughout, three UPVC double glazed windows to front, two loft hatches, radiator.

Bedroom One

13'10" (4.22m) x 3'6" (1.07m)

Vaulted ceilings, two radiators, UPVC double glazed windows to front and rear.

Bedroom Two

12'0" (3.66m) x 7'11" (2.41m)

Exposed timber beams, radiator, UPVC double glazed window to rear.

Bedroom Three

8'6" (2.59m) x 7'8" (2.34m)

Exposed timber beams, radiator, UPVC double glazed window to rear.

Bathroom

Bathtub with mixer tap and hand wash shower attachment, WC, hand wash basin set within fitted cabinet to floor, corner shower cubicle with tiled splashback, vaulted ceiling, radiator, UPVC double glazed window to rear.

Front of Property

Laid to lawn with established shrubs and trees to beds throughout, spacious driveway providing off-road ample parking for multiple vehicles, fencing and shrubs to perimeter, access to detached garage, gated access to rear garden.

Garage

22'1" (6.73m) x 10'7" (3.23m)

Up and over front door, personnel door to side and rear, three glazed windows to side, lighting and power, workshop extension on rear.

Rear Garden

Laid to lawn with established shrubs, plants, trees and flowers throughout, decked areas, paved patio and walkway, enclosed walkway to garden space, two wooden summer houses, two metal storage sheds, greenhouse, Newly installed external oil boiler and access to oil tank, outside lighting, outside tap gated access to front of property.

Agent's Note

EPC rating E51 (Full copy available on request).

Council tax band D (Own enquiries should be made via Breckland District Council). The current owners have agreed planning permission granted for demolishing the current sun room and replace with larger sun room.

PL/2025/0405/HOU

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



- Three Bedrooms
- Character features throughout
- Generous gardens
- Energy Efficiency Rating E51
- Garage and Off-road Parking
- Oil Central Heating and UPVC Double Glazing
- Newly Installed Boiler & Log burner

