



Computer generated image

**Plots 1 & 2, Caistor Lane, Caistor St Edmund, NR14 8QZ**



**A pair of highly individual and attractively designed homes, each occupying a generous plot of approximately ½ Acre (STMS), standing within a charming semi-rural setting approximately three miles south of the city of Norwich.**

**Price Guide £615,000 each.**

### DESCRIPTION

Providing 2,100 sq ft of well-planned accommodation. Each home features vaulted ceilings to the reception areas with a delightful three sided rear south facing terrace onto which, the master bedroom, lounge and dining room all open with bi fold doors. Each residence has an air sourced heat pump which provides underfloor heating and heated towel rails to the bathrooms, with generous allowance and specification.

### ACCOMMODATION

**Lounge:** 6.17m x 5.35m (20'3" x 17'7").

**Dining Room/Family Room:** 3.20m x 4.92m (10'6" x 16'2")

**Kitchen:** 5.35m x 3.50m (17'7" x 11'6")

**Bedroom 1:** 5.94m x 3.25m (19'6" x 10'8")

**Dressing Room:** 1.62m x 1.88m (5'4" x 6'2")

**Bedroom 2:** 5.94m x 3.07m (19'6" x 10'1")

**Bedroom 3:** 4.06m x 3.15m (13'4" x 10'4")

**Bedroom 4:** 3.27m x 3.07m (10'9" x 10'1")

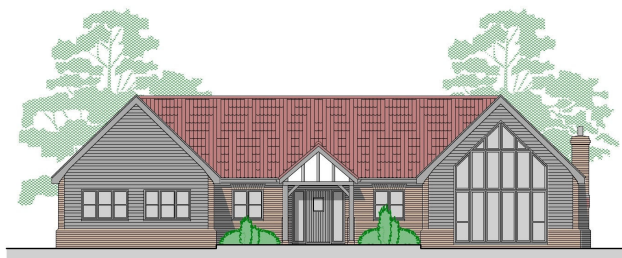
*Please note: Room measurements have been scaled from the drawings.*

### LOCATION

Caistor St Edmund is a highly desirable area situated about 3 miles south of the city of Norwich, close to Poringland and within easy reach of the Norwich southern bypass. Poringland is served by good local amenities which include a small supermarket, doctors' surgery, post office and village store.

### DIRECTIONS

Proceed out of Norwich via the A146 Trowse bypass and continue on the B1332 towards Bungay. Carry on along the road and on entering Framingham Earl take the first right turn into Caistor Lane and continue out of the village, where the properties will be found on the left hand side.



Front Elevation



Rear Elevation

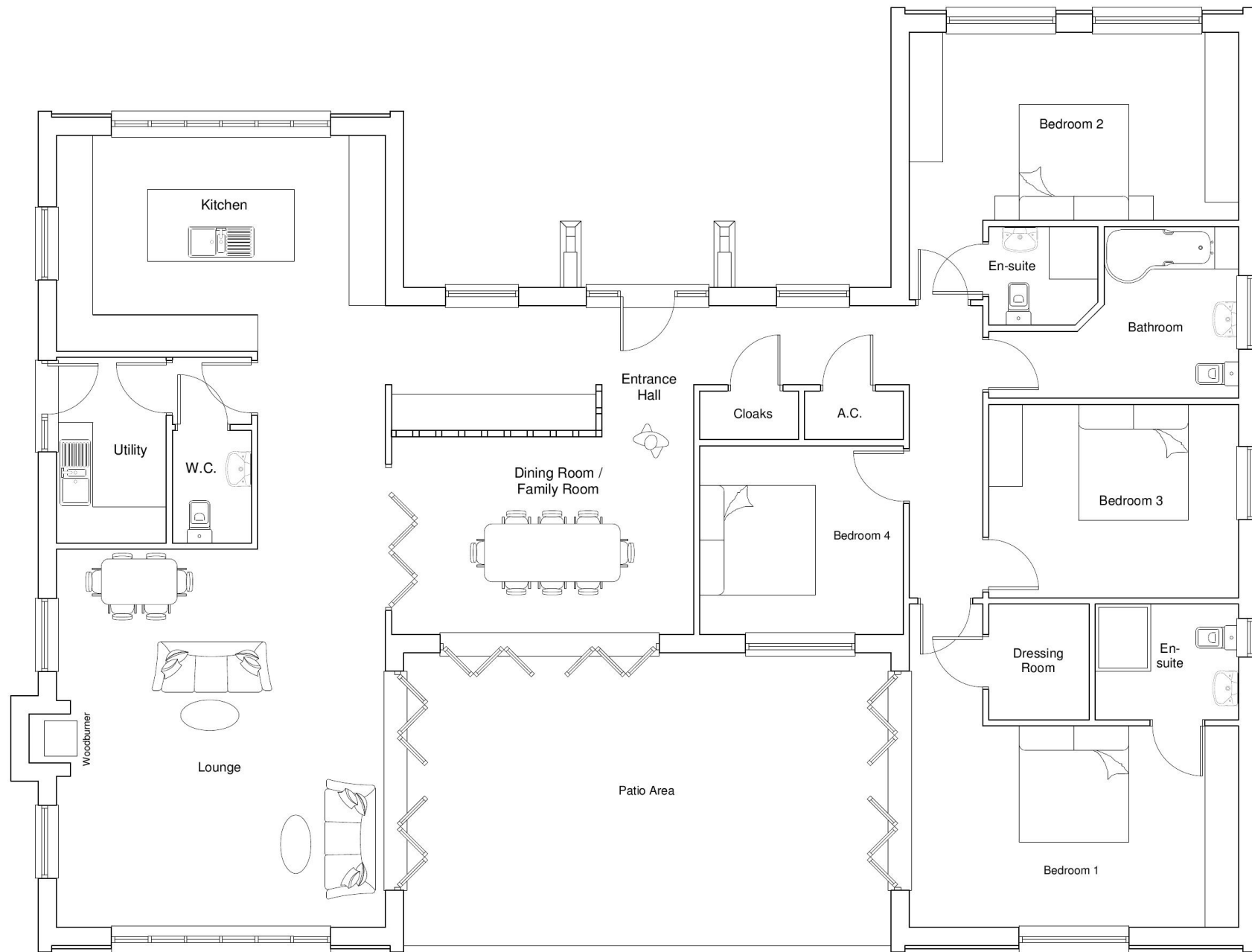
*The visual illustrations have been carefully prepared to be an accurate scale representation of the proposed dwellings and materials. However until exchange of contracts the vendors reserve the right to make any changes deemed necessary.*

**Viewing Strictly by Prior  
Appointment through the  
Selling Agents' Norwich Office.  
Tel: 01603 629871**

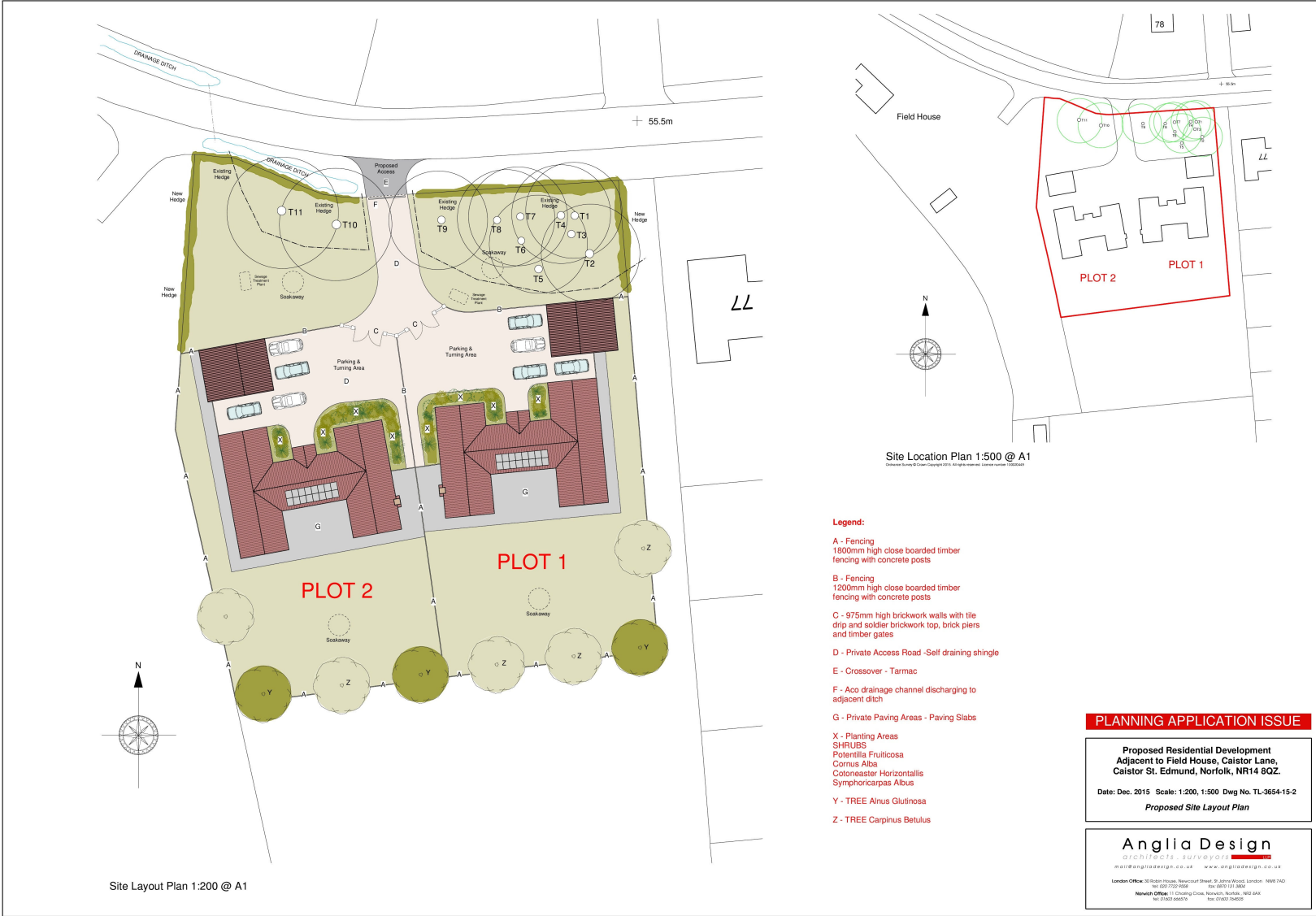


These Particulars were prepared in March 2016.

Ref: NRS5865



Please note: Plan shows Plot 1. Plot 2 will be a mirror image.



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