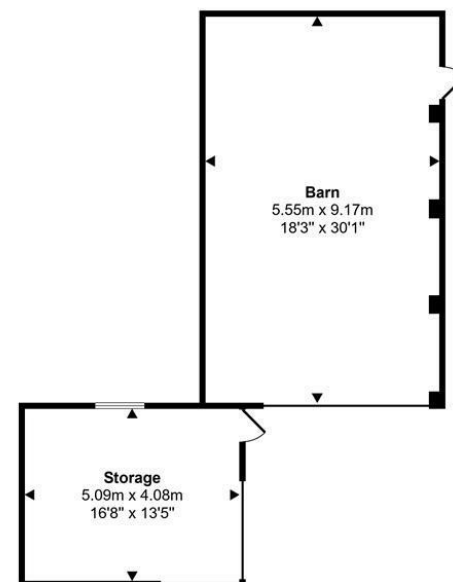
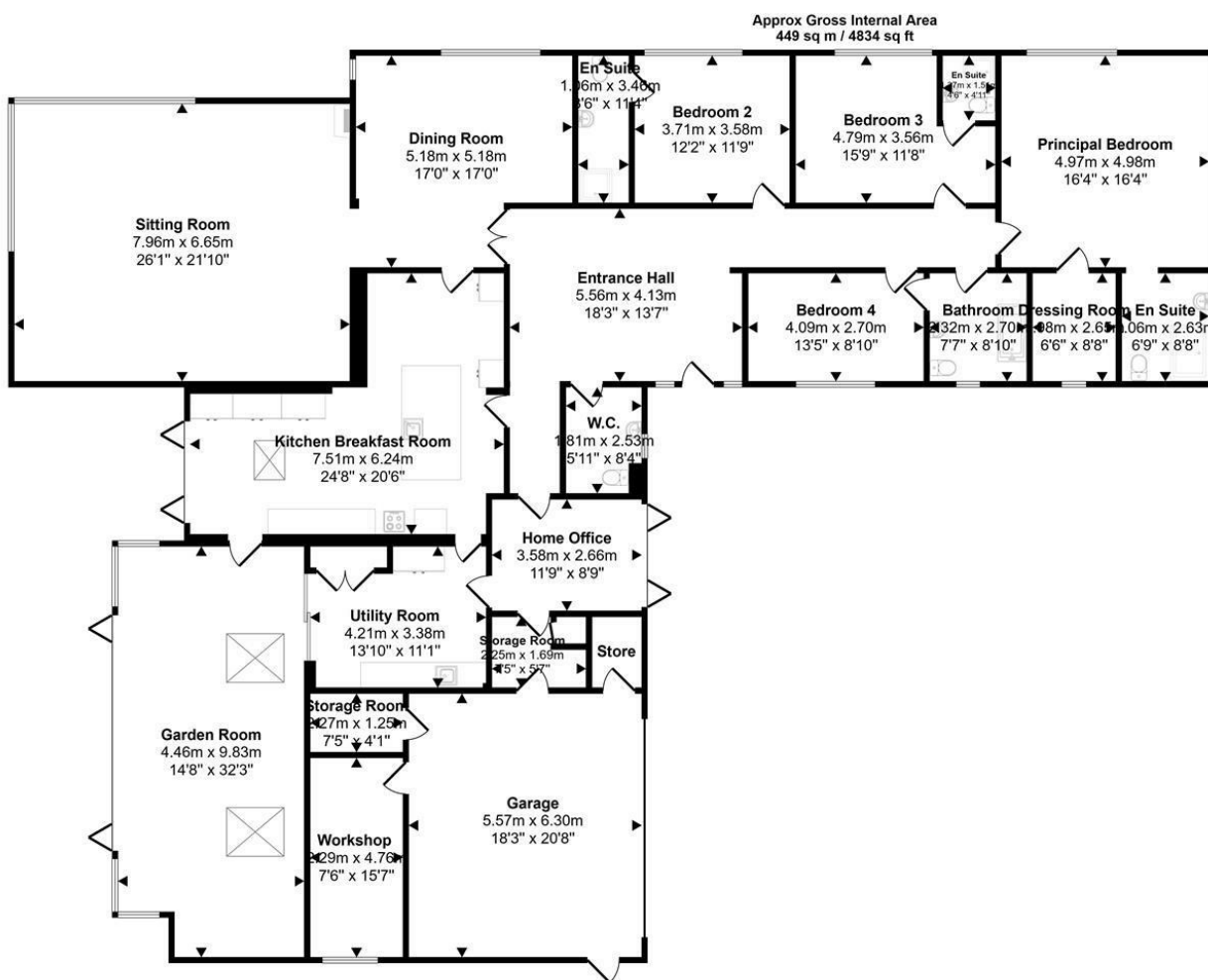




Norwich Road | Norwich | NR14
 Guide Price £950,000



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	75
England & Wales	EU Directive 2002/91/EC	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

abbotFox Bespoke presents Glenbrook, over 4,000 sq ft of contemporary lateral space within a secluded plot on the edge of Caistor St Edmund, just 3 miles south of Norwich's city centre.

The property is arranged in two halves, with living and sleeping areas on either side. The living spaces are of exceptional proportions and enjoy a wonderful sense of flow from one room to the next. The sitting room, kitchen breakfast room, garden room and dining room feature floor to ceiling windows and glazed doors merging interior and exterior spaces inviting the outside in with each room opening onto the surrounding terrace.

The stunning kitchen breakfast room features an AGA (as well as a conventional oven) and has been carefully designed with a focus on functionality and ease of use as well as being a sociable space interconnecting to the dining room and garden room also.

The principal bedroom suite is complete with a dressing room and an en suite shower room. Three further double bedrooms feature en suites, In addition to this there is a WC, cloakroom, useful utility room, an integral double garage with a workshop and storage room as well as further substantial outbuildings. Designed with a high level of energy retention and efficiency in mind, the property is served by an air source system, solar panels including a solar water heating system.

Enjoying a substantial, private mature plot mainly laid to lawn and featuring a spinney.

Caistor St Edmund is well known for its extensive network of walks, cycle routes and bridleways, the Roman town of Venta Icenorum and Caistor Hall. The Wildebeest and Stoke Mill fine dining restaurants can be found in the next village of Stoke Holy Cross.

