



Dees Cottage Northacre, Caston

Guide Price £375,000 - £400,000

Dees Cottage Northacre

Caston, Attleborough

Step into the charm and character of this beautifully presented semi-detached cottage in Northacre, moments away from the sought-after Norfolk village of Caston — a home where timeless style meets modern comfort. From its enchanting façade and welcoming interiors to its delightful garden, this property offers a truly special lifestyle. With original features throughout, generous living spaces including a cosy sitting room with wood-burning stove, a farmhouse-style kitchen, and an inviting conservatory, it is perfectly designed for both relaxed everyday living and elegant entertaining. Three double bedrooms, a luxurious en-suite, and a beautifully appointed family bathroom ensure comfort for all. Outside, the private, landscaped garden completes this exceptional offering — a beautiful home in one of Norfolk's most charming villages.





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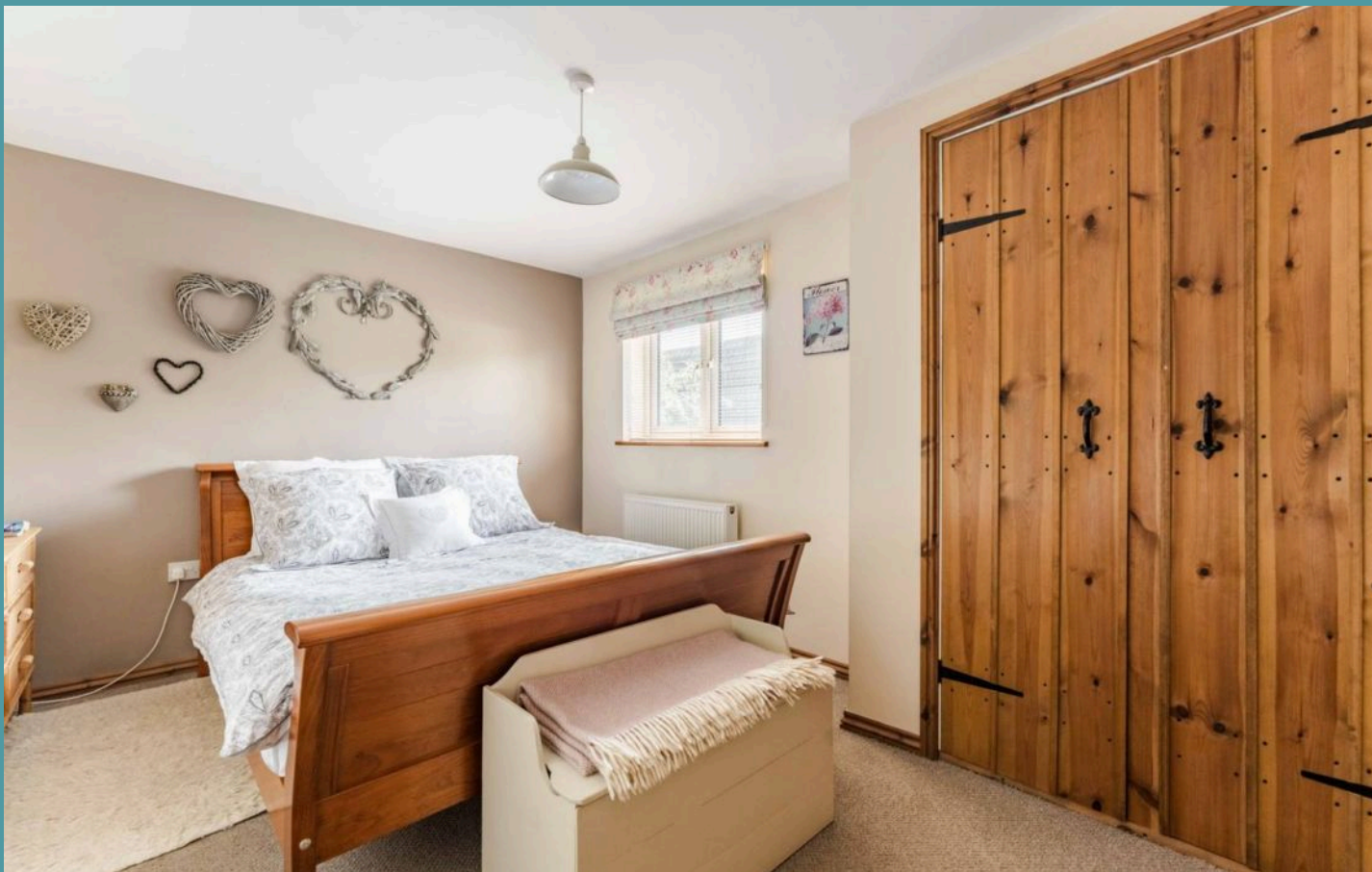
Location

Northacre is a residential area set within the picturesque Norfolk village of Caston, ideally positioned for those seeking a blend of rural charm and convenience. It sits just a short distance from the neighbouring village of Rockland All Saints and around three miles from the bustling market town of Watton, which offers a range of local amenities including supermarkets, independent shops, cafes, restaurants, and essential services. To the south lies the expansive Thetford Forest, perfect for outdoor enthusiasts with its numerous walking, cycling, and nature trails.

Families in Northacre benefit from nearby education options, with Caston Church of England Primary School located within the village itself, and secondary education available at Wayland Academy in Watton. Healthcare is well-catered for, with GP services in Watton and more comprehensive hospital facilities available in Thetford and Norwich.

Transport links are excellent for a rural setting. Regular bus services connect Caston with Watton, Thetford, and the wider Norfolk area, while mainline train services can be accessed at Attleborough and Thetford stations, providing links to Norwich, Cambridge, and London. Road access is also convenient, with the A11 corridor just a short drive away, offering direct routes to the major centres of East Anglia.

- Exquisitely maintained semi-detached cottage showcasing timeless English country charm with



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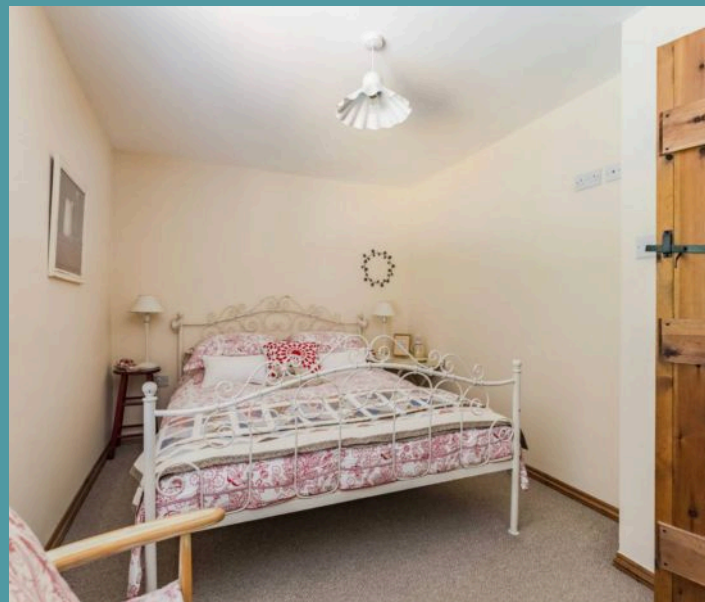
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From the moment you arrive, the property's captivating façade sets the tone — a quintessential English cottage framed by a beautifully presented shingle driveway, providing ample off-road parking. The timber-framed, pitched porch adds character and a warm welcome, inviting you to step inside.

Entering through the porch — perfectly suited for storing outdoor attire — you are immediately struck by the home's authentic character. The interior effortlessly showcases original features such as rustic wooden doors, exposed timber beams, and handsome brickwork, all elegantly complemented by the practicality of wood-effect laminate flooring.

The sitting room exudes a sense of cosy sophistication. Bathed in natural light, this charming space centres around a brick-built fireplace with an oak mantle, housing a wood-burning stove — the perfect setting for intimate evenings or entertaining guests. The room flows seamlessly into an inviting dining area, ideally proportioned for relaxed family meals or festive gatherings.

At the heart of the home lies the farmhouse-style kitchen, thoughtfully designed to balance style and function. High-quality wall and base cabinetry, an integrated oven with hob, a breakfast bar for casual dining, and space for a fridge/freezer and dishwasher ensure everyday tasks are a pleasure. A separate utility room provides a discreet area for laundry appliances and additional storage, while a practical cloakroom enhances convenience.





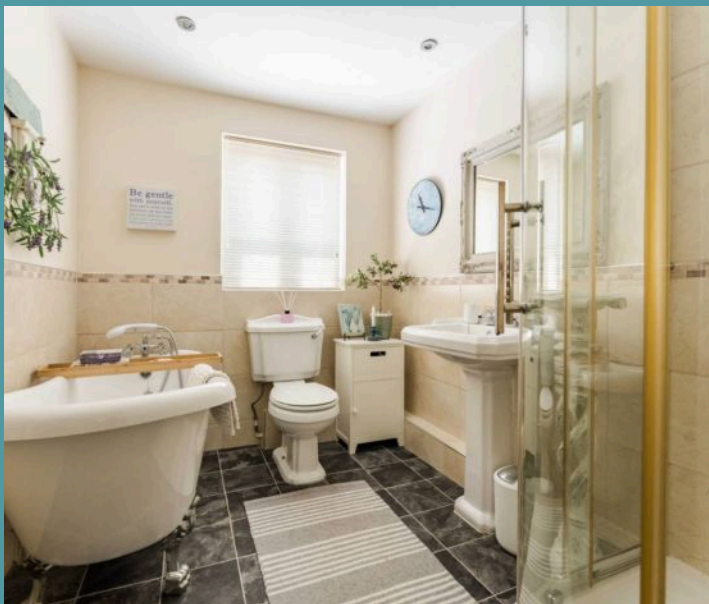
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Extending the living space is a stunning conservatory to the rear — a bright and serene spot for year-round enjoyment of the garden, allowing you to soak in the views of the outdoors from the comfort of your home.

Ascending to the first floor, you will discover three generously proportioned double bedrooms, each thoughtfully designed to provide peace, comfort and privacy. The principal suite flaunts its own luxurious en-suite, elevating your daily routine with an added touch of indulgence. A beautifully appointed family bathroom features a four-piece suite, including a free-standing bathtub, a separate shower cubicle, hand wash basin and toilet.

Outside, the charm of this home continues into its enchanting cottage garden, that is south-facing. Immaculately maintained and bordered by mature shrubbery, vibrant planted beds, and established trees, it offers a haven of natural beauty. A paved patio area is perfectly suited for al fresco dining, summer barbecues, or relaxing in the afternoon sunshine. Completing the garden is a timber storage shed, ideal for housing tools and equipment. Fully enclosed, the garden promises privacy and serenity.





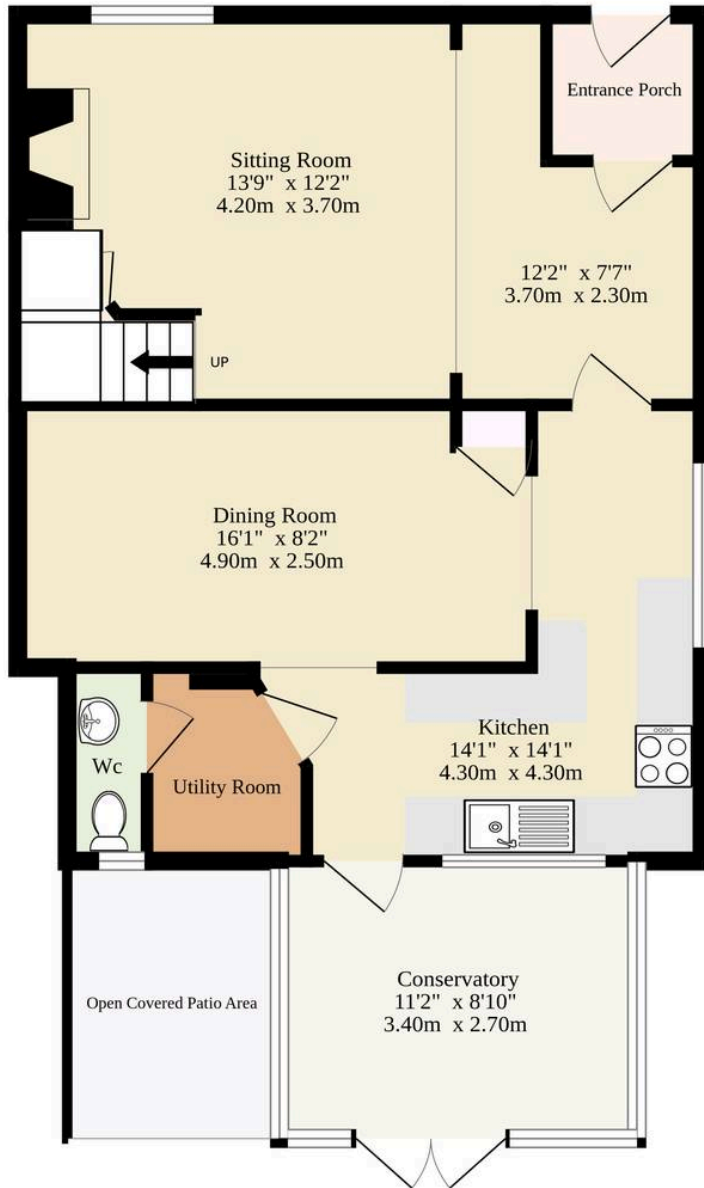
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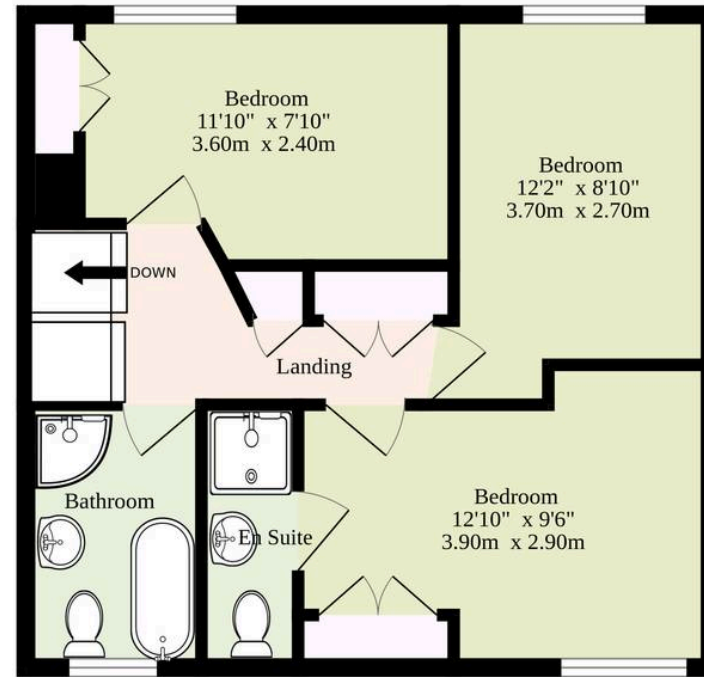
- Exquisitely maintained semi-detached cottage showcasing timeless English country charm with authentic period details and a warm, inviting atmosphere
- Stunning timber-framed pitched porch complemented by a shingle driveway offering off-road parking for multiple vehicles
- Light-filled sitting room featuring a brick-built fireplace with an oak mantle housing a bespoke wood-burning stove, creating a perfect focal point for cosy evenings
- Seamlessly integrated dining area adjacent to the sitting room, designed for effortless entertaining and comfortable family gatherings
- Beautifully crafted farmhouse-style kitchen boasting wall and base units, a stylish breakfast bar, integrated oven and hob, alongside designated spaces for appliances
- Light-filled conservatory offering year-round garden views and relaxation
- Three double bedrooms, a private en-suite and a family bathroom, with a four-piece suite
- Beautifully landscaped, south-facing private garden with mature shrubs, vibrant seasonal flowerbeds, established trees, and a spacious paved patio area ideal for alfresco dining
- Within easy reach of local shops, schools, healthcare facilities and transport links



Ground Floor
757 sq.ft. (70.3 sq.m.) approx.



1st Floor
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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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