



Dereham Road, New Costessey, Norwich

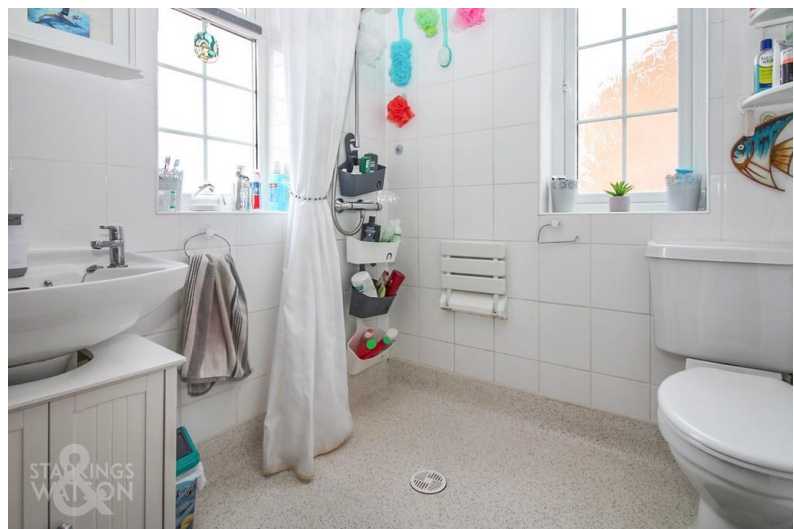
Guide Price £285,000 Freehold

Energy Efficiency Rating : D

- ✓ Deceptively Spacious Semi-Detached Home
- ✓ Close To Amenities & Bus Route
- ✓ Home Office Potential with Separate Access
- ✓ Excellent Access to A47 and Norwich
- ✓ Kitchen and Utility Area
- ✓ Three/Four Bedrooms
- ✓ Approx. 90ft Rear Garden
- ✓ 34' Covered Storage Area

To arrange an accompanied viewing please call our Costessey Office on 01603 336446





MOTIVATED VENDORS! Occupying a position SET BACK FROM THE ROAD this semi-detached home is BURSTING WITH POTENTIAL for a HOME OFFICE to be added by converting the 17' WORKSHOP that is located at the rear. The accommodation has AMPLE STORAGE and comprises, PORCH AND HALL ENTRANCE, leading to a SITTING ROOM which is currently used as an ADDITIONAL BEDROOM, family room with DINING AREA and FRENCH DOORS to the garden, KITCHEN, utility and SHOWER ROOM to the ground floor. Heading upstairs, THREE BEDROOMS of which the main bedroom has BUILT-IN WARDROBES that run wall to wall, and finally a WET ROOM. The rear garden is almost 90' and is LAID TO LAWN with a patio and area at the end which could be an ADDITIONAL PATIO or a base for a STORAGE SHED. A substantial COVERED STORAGE ARE spanning 34' the new office would have its OWN ACCESS without disrupting the FAMILY HOME.

LOCATION

This property is situated in New Costessey which is within convenient distance to the University of East Anglia, train station, Riverside complex and the main shopping district in Norwich City Centre,. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

DIRECTIONS

You may wish to use your Sat-Nav (NR5 0SL) but to help....Leave Norwich via Dereham Road and continue to follow the road heading towards Longwater Retail Park, head straight over at two roundabouts and the property can be found on the right hand side, indicated by our 'For Sale' board.

Set back from the road, the property is approached via a hard standing driveway providing off road parking for multiple vehicles, adjacent there is a shingle garden all set behind a low level brick wall.

Composite entrance door to:

ENTRANCE PORCH

Fitted carpet, uPVC double glazed windows to front and side, smooth ceiling, door to:

ENTRANCE HALL

Wood effect flooring, radiator, stairs to first floor landing, built-in cloak and boot storage cupboard, smooth ceiling with recessed spotlighting, doors to:

SITTING ROOM

12' x 10' 11" (3.66m x 3.33m) This room is currently used as an additional bedroom and comprises fitted carpet, radiator, uPVC double glazed bay window to front, smooth coved ceiling.

KITCHEN

11' 6" x 7' 4" (3.51m x 2.24m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, space for gas cooker, space for dishwasher, built-in larder cupboard, door to utility room, smooth coved ceiling, doors to:

SITTING/DINING ROOM

21' 9" x 10' 5" (6.63m x 3.18m) Wood effect flooring radiator, uPVC double glazed full height windows and French doors to rear, smooth coved ceiling.

UTILITY ROOM

8' x 4' 7" (2.44m x 1.4m) Fitted range of wall units with a complementary rolled edge work surface underneath, wood effect flooring, space for fridge freezer and tumble dryer, uPVC double glazed door to rear, coved ceiling, door to:

SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with electric shower, tiled splash backs, fitted carpet, radiator, uPVC obscure double glazed window to side, smooth ceiling with extractor fan.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to side, built-in airing cupboard, smooth coved ceiling with loft access hatch, doors to:

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, thermostatically controlled shower over wet room flooring, tiled splash backs, radiator, uPVC obscure double glazed window to side and rear, smooth ceiling.

DOUBLE BEDROOM

10' 6" x 10' (3.2m x 3.05m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in double wardrobe x3, smooth coved ceiling.

DOUBLE BEDROOM

11' 10" x 10' 11" (3.61m x 3.33m) Fitted carpet, radiator, uPVC double glazed window to front.

BEDROOM

7' 4" x 7' 4" (2.24m x 2.24m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

WORKSHOP

17' 6" x 8' 10" (5.33m x 2.69m) Double doors to front, window to side, power and light.

OUTSIDE REAR

Leaving the property via the utility room door, there is a hard standing patio which extends from the property providing an ample entertaining space. There are then steps to a slightly raised lawned garden, which spans approximately 60' making the garden inclusive of the patio area 88' approximately. There is an area to the end of the garden which the current vendor was intending to use to install a shed, but this area could also be used as a base for an additional hard standing patio.

COVERED STORAGE AREA

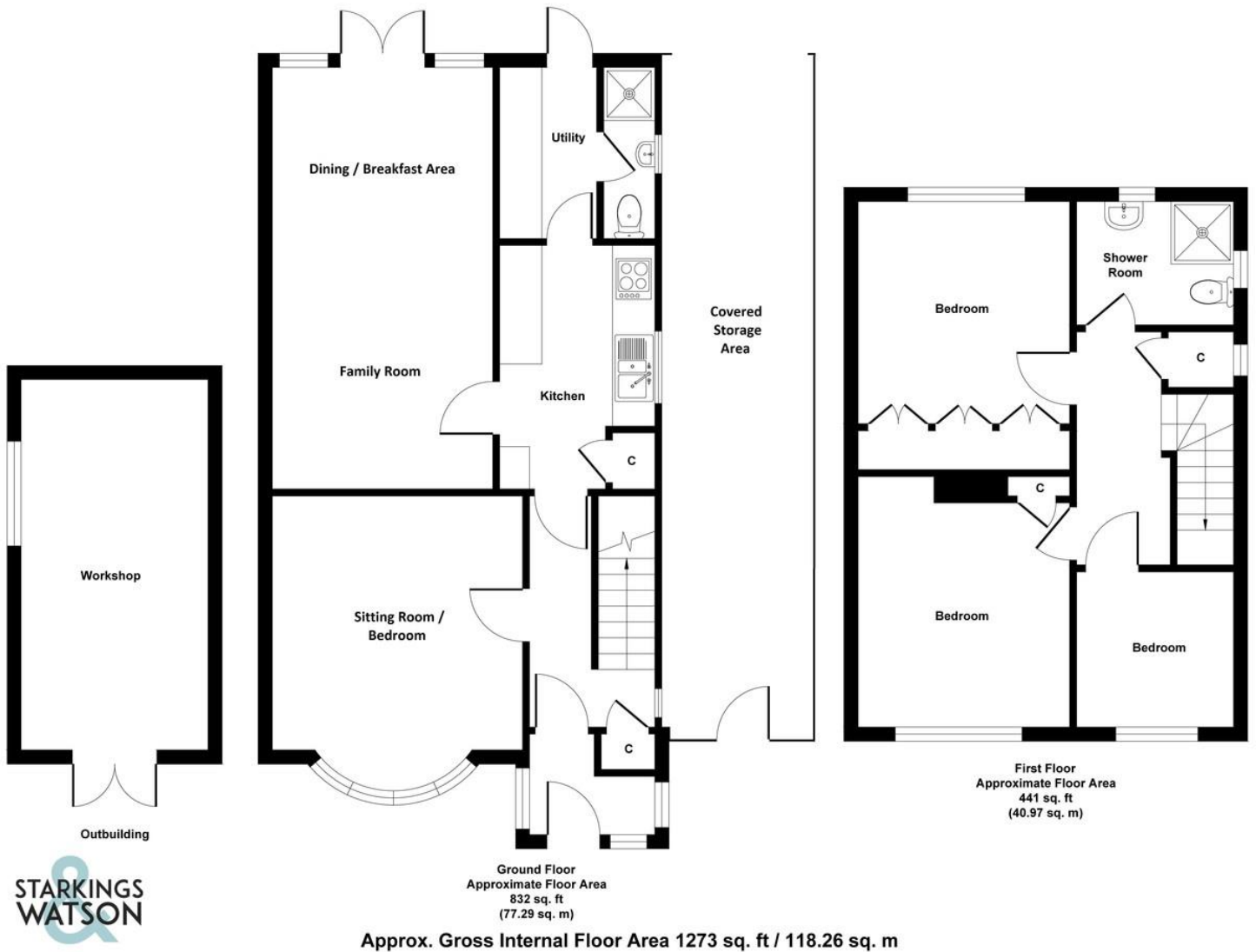
34' 11" x 6' 7" (10.64m x 2.01m) This section of the plot is covered by a polycarbonate roof and is currently used as a storage area and houses space and plumbing for a washing machine. There is then gated access leading to the frontage.

GARAGE

PARKING

Parking is provided off road for multiple vehicles.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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