

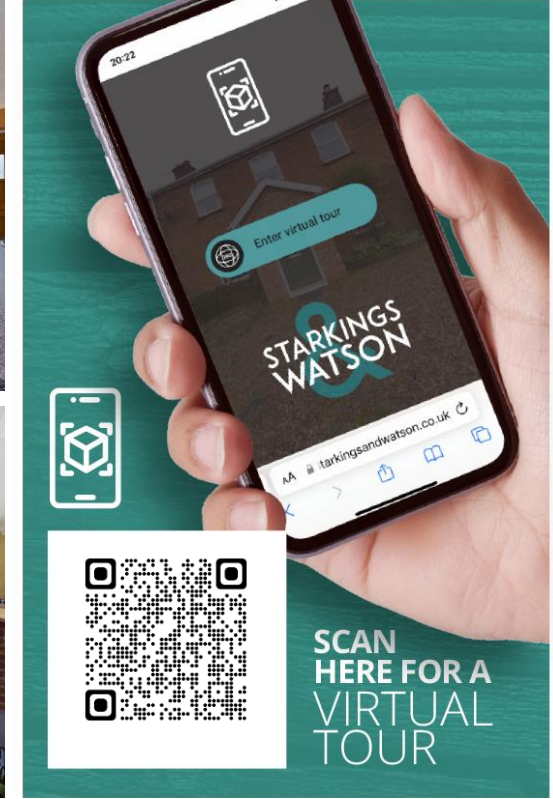
DEREHAM ROAD

New Costessey, Norwich NR5 0SQ

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336446

FOR SALE PROPERTY



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- No Chain!
- Close to Longwater Retail Park
- Spacious Accommodation
- Annexe Potential (stp)
- Kitchen with Utility Room
- Sitting & Dining Room
- Four Bedrooms & Study
- Driveway & Double Garage

IN SUMMARY

NO CHAIN. Boasting accommodation approaching 1600 Sq. ft (stms), this FAMILY HOME will suit purchasers from ALL WALKS OF LIFE with scope for those who want SPACE to GROW INTO. With a ground floor STUDY/HOME OFFICE where you can tuck yourself away when working from home, and FOUR BEDROOMS on the first floor, what more could you need? Finished with a FITTED KITCHEN offering plenty of cupboards, along with a UTILITY ROOM for white goods. A dining room is perfect for HOSTING, and an adjacent SITTING ROOM is the perfect space to retire to for a nightcap, whilst in the summer months SLIDING PATIO DOORS open onto the rear gardens. Upstairs, the FOUR BEDROOMS lead from the landing, along with a FAMILY BATHROOM. Two of the rooms have built-in cupboards and one has an EN SUITE SHOWER ROOM. A recently installed NEW BOILER with a 5 year warranty too. There is a double garage, ample parking and excellent access to a wide range of amenities.

SETTING THE SCENE

Set back from the road there is a generous shingle driveway providing off road parking for multiple vehicles, access to the double garage and into the main property or utility room. There is side access to the rear garden alongside the property.

THE GRAND TOUR

Stepping inside there is a porch entrance with a door into a W.C and an obscured glazed door into the main hall. In this space there is fitted carpet underfoot, two built-in cupboards of which one is under stairs and the other has double doors. Immediately on your right there is a door into the study/home office which has ample room for a desk, some storage cabinets and even a coffee machine for a break without disturbing the rest of the house. A connecting door leads into the utility room where you find wall and base level cabinets with space for washing machine and tumble dryer, a stainless steel sink and drainer unit with mixer tap and a door to the outside. On the left of the hallway, a door leads into the kitchen which has a dual aspect with windows facing to front and side - finished with a stable door leading to the side of the property, with space for a fridge freezer and cooker. Following the hall, the dining room is finished with fitted carpet underfoot and a window facing to side. Double doors take you into the sitting room which has an exposed brick built fireplace with multi fuel burner. The flow of this accommodation is fantastic with a door leading back to the entrance hall. Upstairs, four bedrooms are accessed off landing with a further built-in double cupboard. The main



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bedroom is en suite with space for freestanding wardrobes. There is a further double bedroom with built-in cupboards and a family bathroom.

THE GREAT OUTDOORS

The deceptive plot that comes with this home is tucked away behind a sizeable property and is laid out with a central lawn encompassed by a shingle pathway. This stepping stone and shingle pathway takes you to the vegetable garden next to the house, round to the summer house and shed, and the main lawn. Enclosed by timber panel fencing, brick walled and high level hedging, the property enjoys an almost non-overlooked rear aspect.

OUT & ABOUT

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.

FIND US

Postcode : NR5 0SQ

What3Words : ///originate.shining.threaded

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: 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.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area (1)
 1588.04 ft²
 147.53 m²

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