

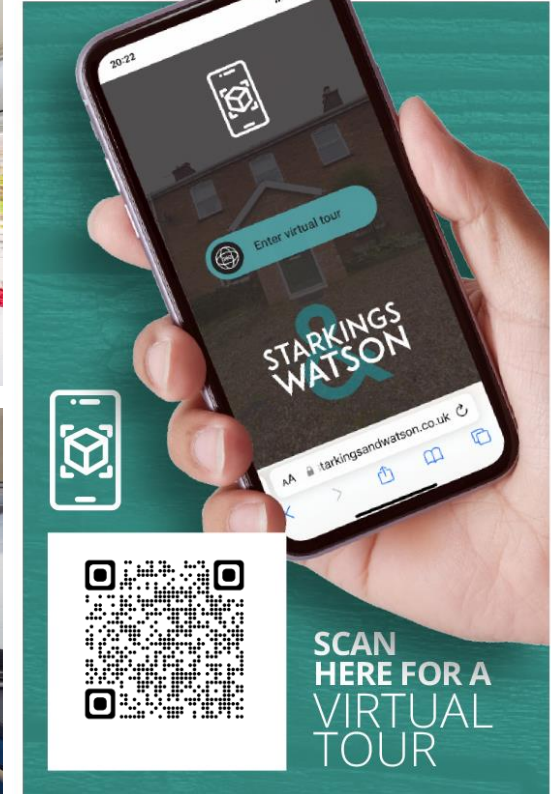
DEREHAM ROAD

Norwich NR5 8QG

Freehold | Energy Efficiency Rating : C

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

FOR SALE
PROPERTY



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STARKINGS
WATSON

- Detached Family Home
- Excellent Access to Norwich City
- Modern Fitted Kitchen
- Snug/Seating Area & Dining Room
- Bathroom & Shower Room
- Four Bedrooms Over Two Floors
- Garden in Three Sections
- Garage & Parking to Front

IN SUMMARY

MOTIVATED VENDOR. Boasting recently REFURBISHED accommodation, this DETACHED HOME is READY TO MOVE IN. With a FLEXIBLE LAYOUT to be used as a THREE or FOUR BEDROOM HOME, the spacious accommodation is laid out to allow for a ground floor bedroom if required. The hall entrance leads to the FRONT RECEPTION ROOM or bedroom, whilst a SNUG/SEATING AREA is open plan to the MAIN KITCHEN and the adjacent DINING ROOM with FRENCH DOORS to rear. A rear lobby leads to a ground floor shower room. Upstairs, THREE BEDROOMS lead off the landing, with a family bathroom. The rear gardens are stepped and SOUTH FACING, ensuring there is sun somewhere in the garden ALL DAY! Parking and a garage can be found to front with scope for more parking to be added.

SETTING THE SCENE

After turning off the main Dereham Road to the slip road where this property is located. The property itself is elevated from the road and approached via steps leading to the front door. Adjacent there is

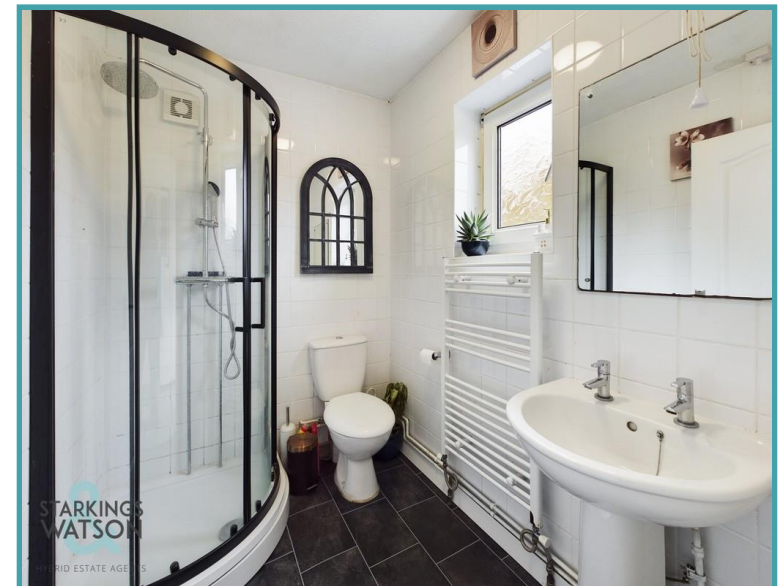
parking, a shingle front garden and the garage.

THE GRAND TOUR

In the entrance hall there are two built-in under stairs storage cupboards and a door leading into the room which is currently used as a home work space but could be a ground floor bedroom or an additional sitting room. Continuing through the accommodation, you step into the open plan snug/seating area, with the kitchen and dining rooms leading off. The snug/seating area can house soft furnishings and opens to the dining room with wood effect flooring all the way through. The kitchen has wall and base level cabinets. There are built-in appliances which include a fridge/freezer, dishwasher, washing machine and microwave. The rear lobby provides access to the garden and a shower room which has a luxury three piece suite with matching black detailing. Upstairs the remaining three bedrooms are accessed off the landing as well as a family bathroom which has a further three piece suite.

THE GREAT OUTDOORS

As you pass through the French doors into the garden, a patio can be found which is large enough for a garden furniture set, garden table and still with room to BBQ. There are steps up to the next level of garden which is laid to lawn with a shingle entertaining space which could house a swing seat or a display area for potted plantings and statues. The final level of garden is again reached via steps with a further patio to take in the south facing aspect.



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OUT & ABOUT

This property is situated on the outskirts of the City Centre on Dereham Road 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 8QG

What3Words : ///cafe.solar.trail

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⁾

1041.51 ft²
96.76 m²

