

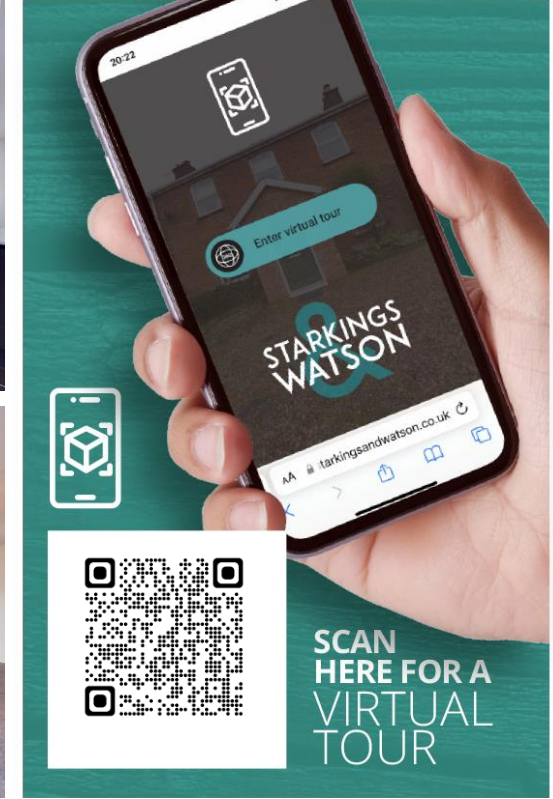
DEREHAM ROAD

New Costessey, Norwich NR5 0SY

Freehold | Energy Efficiency Rating : B

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

FOR SALE PROPERTY



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- No Chain!
- Detached Family Home
- Energy Efficient 'B' Rated Home
- Kitchen/Sitting/Dining Room
- Luxury Bathroom & Shower Room
- Three/Four Bedrooms
- Lawned Garden with Decking
- Garage & Driveway Parking

IN SUMMARY

NO CHAIN & HIGHLY MOTIVATED SELLER! This detached family home which is ENERGY EFFICIENT and DECEPTIVELY SPACIOUS, offers a SPECTACULAR open plan KITCHEN/SITTING/DINING ROOM. With a built-in BREAKFAST BAR which is at the rear of this property, set under a VAULTED CEILING and four VELUX WINDOWS, this is an ENTERTAINERS DREAM! All of the ground floor accommodation has UNDER FLOOR HEATING which make the hallway, LUXURY FAMILY BATHROOM and the two ground floor DOUBLE BEDROOMS very cosy. Upstairs there are TWO FURTHER DOUBLE BEDROOMS - both with BUILT*IN STORAGE, and a SHOWER ROOM accessed off landing. The rear garden has an area of DECKING, lawn and a shed to one corner. Adjacent to the property there is a shingle parking area which leads to the GARAGE.

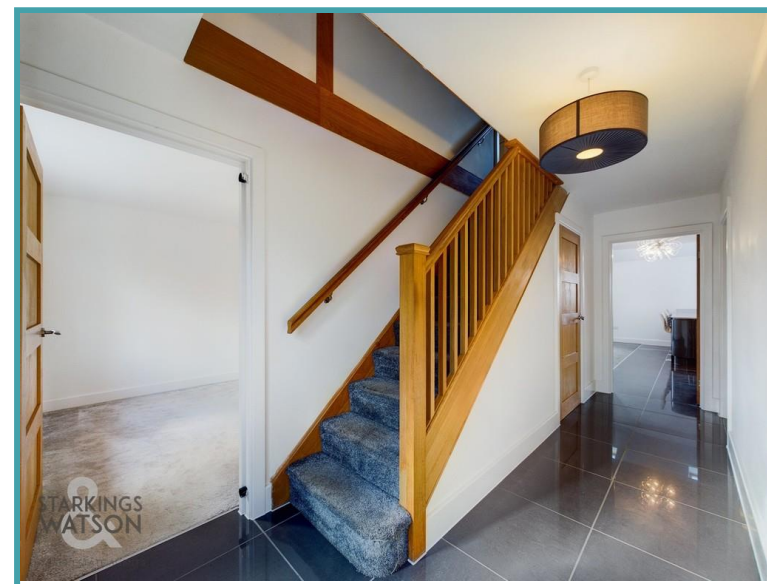
SETTING THE SCENE

The property is set back from Dereham Road with greenery to front. There is a generous parking area with shingle underfoot with access to both sides of

the property. The right hand side has timber gates which creates a secure parking area in front of the garage.

THE GRAND TOUR

Stepping inside this stunning self build which is deceptively spacious, there is a wonderful porcelain tiled flooring which runs through the high traffic areas of the home which include the entrance hall, bathroom and kitchen/dining area. Straight ahead when you step inside, there are timber stairs finished with a fitted carpet. Doors then lead to the two double bedrooms of which one could be used as an additional sitting room due to its size. Both of the spaces have fitted carpet underfoot and a uPVC double glazed window facing to front. The ground floor shower room is off the entrance hall with a wonderful walk-in thermostatically controlled rainfall shower, 'Aqua board' splash-backs, low-level WC and basin finished with a stainless steel heated towel rail. The heart of this home, however, is the open plan kitchen, sitting and dining room which runs across the rear of the property and features a vaulted ceiling with four velux windows. The stunning high gloss kitchen is finished with a quartz work surface and integrated appliances which include a washing machine, fridge freezer, 'Bosch' electric double oven, microwave oven and grill with space provided for dishwasher. The ground floor has underfloor heating and heading upstairs the first floor is heated with radiators. Upstairs there are two double bedrooms, both have fitted carpets, built-in wardrobes and windows facing to the front. The final room within this



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home is a family bathroom with three piece, 'Aqua board' splash-backs and a shower over bath with bi-folding screen.

THE GREAT OUTDOORS

Stepping into the rear gardens, there is decked area which runs across the width of the property and opens to a garden which is laid to lawn. There is a timber storage building to rear and access to the secure gated parking adjacent to the property and the garage.

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 0SY

What3Words : ///pasta.stand.reader

VIRTUAL TOUR

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

AGENTS NOTE

The property also has an air filtration system.

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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<p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>(1) Reduced headroom (below 1.5m/4.92ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area⁽¹⁾</p> <p>1682.02 ft² 156.26 m²</p> <p>Reduced headroom</p> <p>38.30 ft² 3.56 m²</p>	<p>STARKINGS WATSON</p> <p>HYBRID ESTATE AGENTS</p>
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