

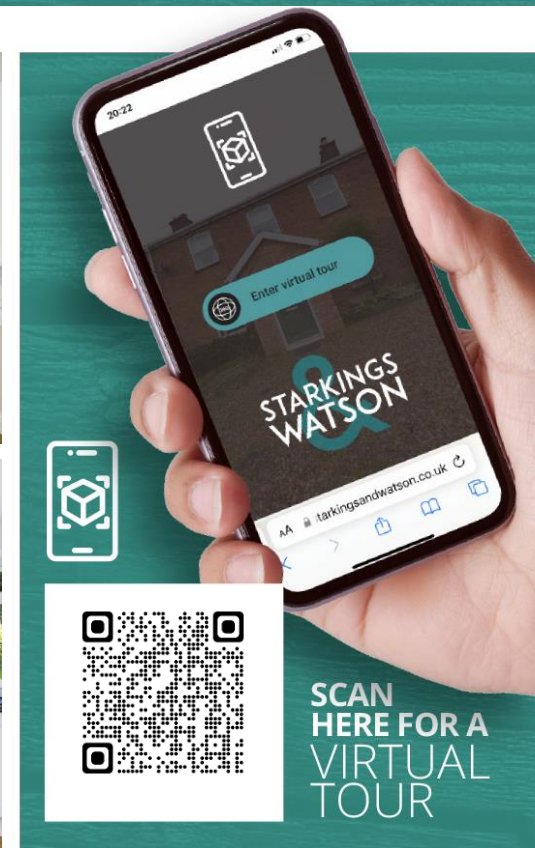
DEREHAM ROAD

New Costessey, Norwich NR5 0SL

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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STARKINGS & WATSON

- No Chain
- Newly Renovated Detached Family Home
- Two Reception Rooms
- Modern Kitchen with New Central Heating Boiler
- Three Ample Bedrooms
- Newly Fitted Bathroom & Shower Room
- Impressive & Private Rear Garden
- Off Road Parking

IN SUMMARY

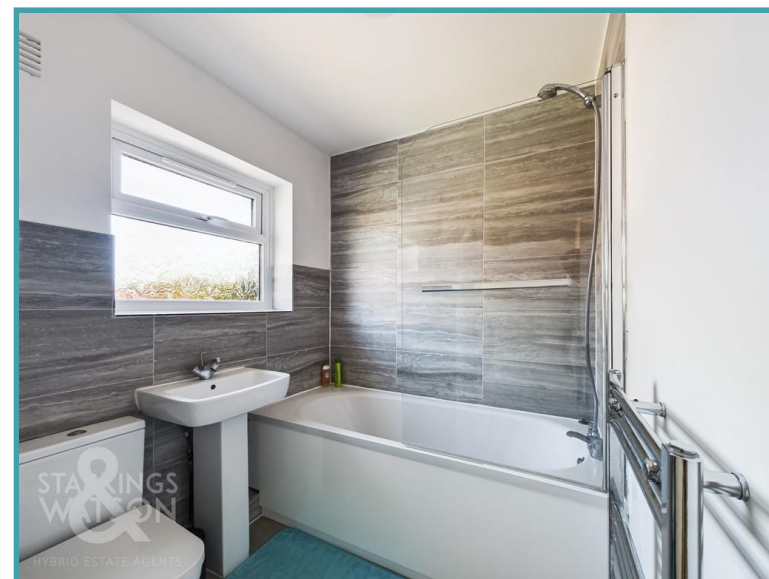
NO CHAIN. This NEWLY RENOVATED and DETACHED family HOME offers a CENTRAL LOCATION on the Dereham Road, close to Norwich, A47 and LOCAL AMENITIES. Set back from the road with OFF ROAD PARKING, the interior includes a NEW DECOR, re-fitted KITCHEN and BATHROOMS, along with a new gas fired CENTRAL HEATING BOILER. To the rear a 90ft (stms) garden can be found. The accommodation is finished with uPVC double glazing, and includes a SIZEABLE HALL ENTRANCE with storage and wood effect flooring for EASE of MAINTENANCE. Doors lead off to the main sitting room with its feature BAY WINDOW and fire place, with a SHOWER ROOM opposite. The KITCHEN and DINING ROOM offer an OPEN PLAN L-SHAPE space, with an EXTENSIVE range of storage and INTEGRATED COOKING APPLIANCES. Wood effect flooring runs through the space, with a VAULTED CEILING and VELUX WINDOW to the dining area. A side lobby offers utility storage. Upstairs., THREE BEDROOMS and the family bathroom lead off the landing.

SETTING THE SCENE

A low maintenance frontage can be found, with fenced boundaries and various planting. Set back from the road, there is ample parking options, whilst a gated access leads to the side.

THE GRAND TOUR

Easy to maintain wood effect flooring runs through the hall entrance, with coat and shoe storage to one side, along with a storage recess and the stairs to the first floor. Finished in a clean and crisp white, the bright and inviting space leads to the sitting room, a bay fronted window, also with wood effect flooring and a feature fire place. The shower room offers a three piece suite, with a uPVC double glazed window to side and tiled shower cubicle. The kitchen offers extensive storage, with cupboards on three walls, and a walk-in storage cupboard under the stairs. A side lobby offers garden access and utility storage. The gas fired central heating boiler is tucked to one corner of the kitchen, with an inset one and a half bowl sink recessed into the work surface, and integrated cooking appliances. Wood effect flooring runs through the entire space, with a vaulted ceiling in the dining room, full height windows and a door into the rear garden. Upstairs, the landing is carpeted, with three carpeted bedrooms leading off. The family bathroom offers a three piece suite with a shower over the bath, tiled splash backs, glazed shower screen and heated towel rail.



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THE GREAT OUTDOORS

Some 90ft (stms) of rear garden can be found outside, starting with a screened and secluded patio from the kitchen. Steps lead to a brick weave path way and lawned area, with the main garden laid to lawn. A range of fencing and mature hedging encloses the space, with a timber shed at the far end.

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 0SL

What3Words : ///tonic.rival.daily

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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Approximate total area⁽¹⁾

1088.14 ft²
101.09 m²

(1) Excluding balconies and terraces

GIRAFFE360

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