

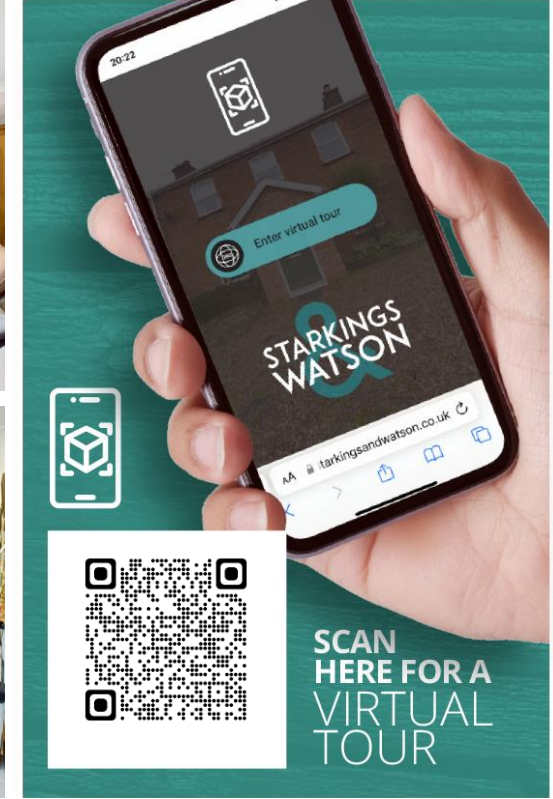
DEREHAM ROAD

New Costessey, Norwich NR5 0SX

Freehold | Energy Efficiency Rating : C

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

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STARKINGS & WATSON

- Motivated Vendor!
- Semi-Detached Home
- Over 1100 Sq. ft of Accommodation (stms)
- Approx. 0.14 Acre Plot (stms)
- Hall Entrance with W.C
- Two Reception Rooms
- Kitchen/Breakfast Room
- Three Bedrooms & Shower Room

IN SUMMARY

MOTIVATED VENDOR. Having been EXTENDED over the years, this semi-detached home offers an ATTRACTIVE FRONTAGE and a 0.14 ACRE PLOT (stms), including AMPLE PARKING within the walled driveway. The accommodation offers FLEXIBLE and SPACIOUS ROOMS, including a LARGE HALL ENTRANCE with storage, W.C, 12' BAY FRONTED SITTING ROOM, dining room, and 17' KITCHEN/BREAKFAST ROOM. A useful LEAN-TO GARDEN ROOM also offers further living space in the warmer months. Upstairs, THREE BEDROOMS lead off the landing, along with a FULLY TILED SHOWER ROOM. Finished with uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING, the property is IMMACULATELY PRESENTED and ready to move in.

SETTING THE SCENE

From the road, a low level wall encloses the shingled front driveway, with ample parking and access to the rear garden. Set back from the Dereham Road with a lay-by frontage, there is ample parking close by.

THE GRAND TOUR

The uPVC door takes you straight into the hall entrance, with wood effect flooring under foot and stairs taking you up to the first floor. Storage can be found under the stairs, with a neutral décor within the hall. Doors lead at first into the W.C where a two piece suite comprising a concealed low level W.C and hand wash basin with storage under. The sitting room is finished with wood flooring and a uPVC double glazed bay window to front. The dining room is adjacent, with a feature fire place and wood effect flooring, whilst French doors take you out to the lean-to garden room - a covered space for use in the warmer months. The extended kitchen/breakfast room offers extensive cupboards with striking tiled splash backs, and space for various white goods. A built-in breakfast bar can also be found, with a window and door onto the rear garden. Heading upstairs, three bedrooms lead off the landing, two with wood effect flooring and one which is carpeted. Views can be enjoyed over the rear garden, whilst the frontage faces to Dereham Road and the tree lined aspect beyond. Lastly, the shower room is fully tiled, with storage under the sink unit.

THE GREAT OUTDOORS

Heading outside, the rear garden is separated into different sections, firstly with a large patio seating area which leads to the timber built storage shed - offering power and lighting. A pathway leads to the lawned garden with plating to both sides, and a further vegetable garden at the far end.



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



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 0SX

What3Words : ///chest.baked.slam

VIRTUAL TOUR

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

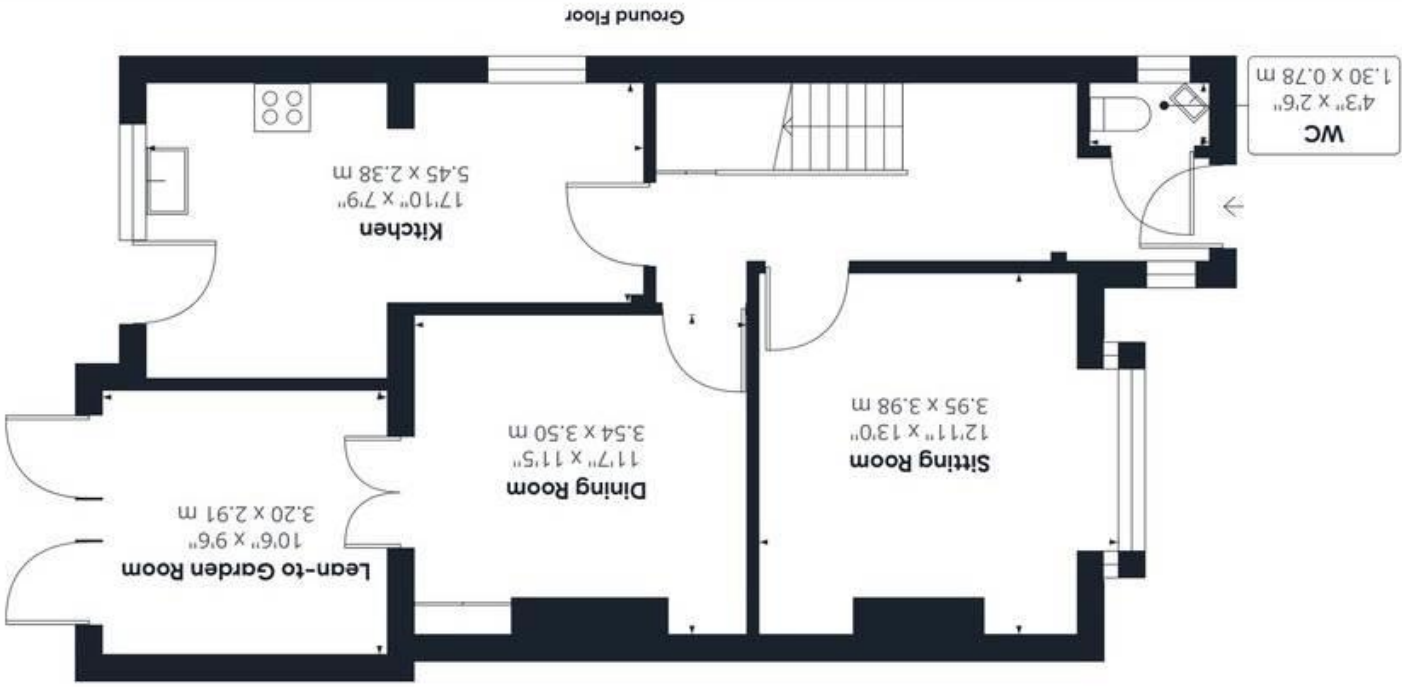
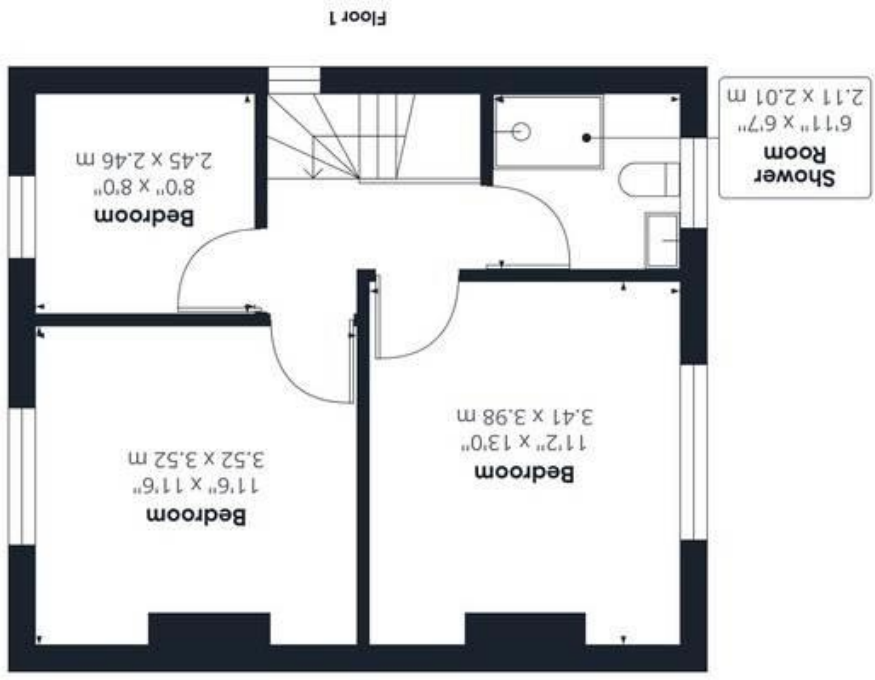
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Price:



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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⁾
1105.56 ft²
102.71 m²