

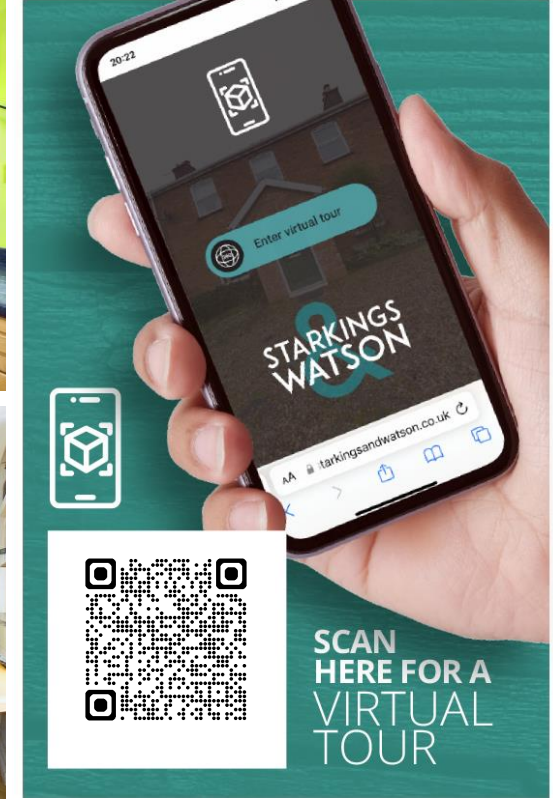
DEREHAM ROAD

Easton, Norwich NR9 5EH

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01953 438838

FOR SALE
PROPERTY



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- Vendor Found!
- Semi-Detached House
- Open 22' Sitting Room with Wood Burner
- 16' Fitted Kitchen/Breakfast Room
- Three Bedrooms
- Multiple Updates & Improvements
- Private & Enclosed Rear Garden
- Ample Off Road Parking & Garage

IN SUMMARY

VENDOR FOUND. A SEMI-DETACHED family home benefiting from a multitude of alterations set across over 854 Sq. ft of accommodation (stms). Inside you will find a generous 22' SITTING/DINING ROOM with WOOD BURNER, 16' KITCHEN/BREAKFAST ROOM, cloakroom and GROUND FLOOR BEDROOM. TWO FURTHER BEDROOMS and the family bathroom can be found upstairs.. Externally, the property offers a wealth of OFF ROAD PARKING, private and enclosed rear garden and a GARAGE. This property would make the ideal family home, FIRST TIME BUY or investment property, being close to all local amenities, Norfolk and Norwich hospital and main travel links.

SETTING THE SCENE

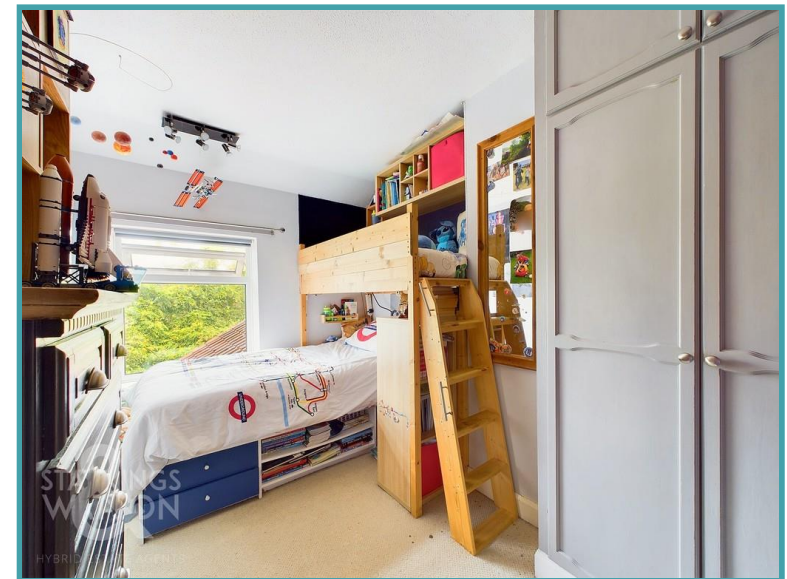
The property can be found set back from the road with a shingle driveway suitable for multiple vehicles, grass front lawn and newly fitted timber fencing all leading towards the garage and main entrance door with a pitched and tiled awning above.

THE GRAND TOUR

As you enter the property you are met with access to all living accommodation on the ground floor, stairs to the first floor and two piece cloakroom complete with frosted glass uPVC window. Sitting next to this is the sizeable kitchen space with wood flooring, ample wall and base mounted storage and a handy breakfast bar, built in oven and hob with extraction above, space and plumbing for a washing machine and dishwasher and door into the rear garden this space. Turning to your right you will find the spacious open plan sitting/dining room area complete with wood burner, solid timber mantle and Welsh slate hearth. Within this space there is room for a formal dining table, office seating area plus a media wall for entertaining the family complete with uPVC French doors into the rear garden. Through from here the ground floor bedroom can be found, doubling as a home office/study this space offers wood flooring underfoot with a large uPVC window into the rear garden. The first floor landing gives access to both bedrooms as well as the three piece family bathroom complete with a shower over the bath, aqua board splash-backs and vanity storage. The larger of the two bedrooms comes to the front of the property with fitted wardrobes and additional built in storage cupboard while the second bedroom, also a double, occupies a rear facing aspect also with built in storage.

THE GREAT OUTDOORS

The rear garden firstly offers a flagstone patio area, ideal for alfresco dining leading to a lawn rear garden



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space with mature tree borders, timber fencing, raised patio area, play area and raised bedding to the side with hard standing for a shed and summerhouse.

OUT & ABOUT

This property is situated in the popular village of Easton to the West of Norwich close to local amenities including retail park, supermarket, variety of shops, restaurants, pubs and local schools and with good transport links to the A47 and A11.

FIND US

Postcode : NR9 5EH

What3Words : ///seatbelt.dispenser.transmit

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^m
 854.95 ft²
 79.43 m²



Floor 1



Ground Floor

