



The Loke Dereham Road, Norwich - NR5 8QG

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



The Loke Dereham Road

Costessey, Norwich

Set back from the hustle and bustle of the City, this modern DETACHED HOUSE offers PRIVACY and QUALITY in abundance, with a WELCOMING feel and modern décor. Stepping beyond the ground floor W.C, you find a well appointed kitchen with INTEGRATED APPLIANCES and ample storage. The main living space opens into a BRILLIANTLY WELL LIT area formed by the sitting, dining and garden rooms. The initial space can flexible in its layout with modern slimline radiators on the wall whilst beyond an attractive DUAL ASPECT garden-room, study or play room can be found - all OPEN in design creating an ideal space for friends or family to enjoy. The first floor gives way to THREE BEDROOMS with the second having fitted wardrobes which were installed in 2024, and all having use of the modern FAMILY BATHROOM. The rear garden is well manicured and FULLY ENCLOSED with direct access into the GARAGE where OFF ROAD PARKING can be found in front.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Detached House
- Flawless Decorative Order
- Open Living/Dining/Garden Room
- Kitchen with Integrated Appliances
- Three Bedrooms
- Private & Enclosed Rear Garden
- Off Road Parking & Garage
- Set Down a Private Road

Located on the fringe of Norwich City, this property is ideally placed within convenient distance to the main shopping district, University of East Anglia, Norfolk and Norwich hospital, train station and Riverside complex. 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.

SETTING THE SCENE

The property is set back in a small modern development where towards the end of this street the property will emerge to your right. Initially offering the off road parking sat in front of the entrance to the garage with electric roller door to the front whilst an attractive planting border runs past the side and front of the home with a low level picket fence allowing you to enter towards the front door with tiled and pitched awning above.



THE GRAND TOUR

Once inside you will notice the neutral and flawless décor seen throughout the property where an entrance hallway with wood effect flooring underfoot allows you to slip off your coats and shoes whilst a two piece WC can be found directly to your left with low level radiator and frosted glass window. Immediately in front of you a well appointed kitchen offers a range of wall and base mounted units set around wood effect work surfaces giving way to an integrated oven and hob with extraction above, integrated dishwasher whilst leaving room for a freestanding fridge/freezer and plumbing for a washing machine. The main living space opens to the right a well-lit and welcoming living space with matching wood effect flooring underfoot. Initially the space offers room for a formal dining table and soft furnishings with views into the rear garden through the uPVC double glazed windows and large storage cupboard under the stairs. Beyond an additional space is currently used similarly to a garden room, the ideal spot to relax and read a book in the evenings with uPVC French double glazed doors directly into the rear garden. The first floor landing grants access to all three bedrooms as well as handy sizeable built in storage cupboard and modern shower room complete with walk in shower and rainfall shower head, vanity storage and wall mounted heated towel rail. The larger of the bedrooms can be found next to the shower room with a generous carpeted floor space allowing enough room for a double bed, additional storage units as well as boasting double built in wardrobes. The second bedroom overlooks the rear garden with newly installed fitted wardrobes making the space more functional with a carpeted floor space and radiator below the window. The smaller of the three bedrooms is currently used as a study and music room again with views into the rear garden and radiator below the double glazed window.

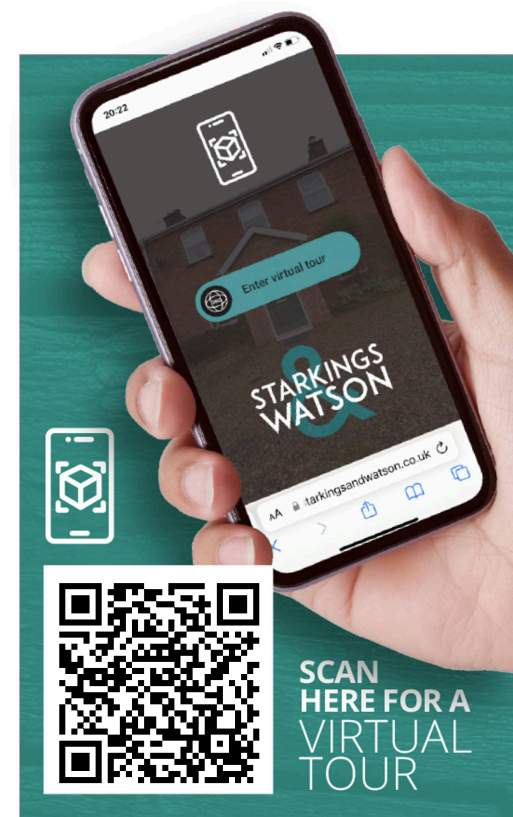
FIND US

Postcode : NR5 8QG

What3Words : [///legend.change.email](http://www.3w.co.uk/legend/change.email)

VIRTUAL TOUR

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



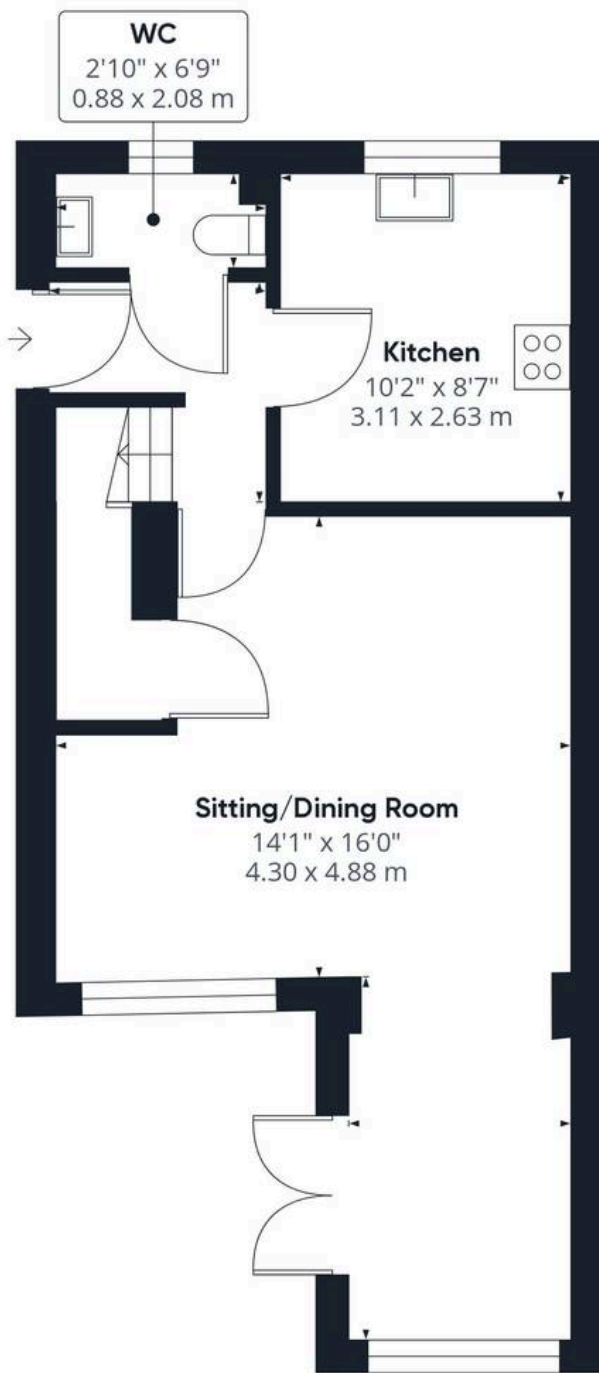




THE GREAT OUTDOORS

The rear garden is all fully enclosed with timber fencing to one side and brick wall to the other. An attractive and colourful planting border lines the right hand side of the garden whilst a lawn space emerges to the middle around a flagstone walkway and patio area. Access to the garage can be found directly ahead through the personnel door with additional access into the driveway through the side.





Floor 1

Approximate total area⁽¹⁾

794.69 ft²
73.83 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.