



Dereham Road, Norwich - NR5 8QH

STARKINGS
&
WATSON

HYBRID ESTATE AGENTS



Dereham Road

Norwich

Located within easy access to the CITY CENTRE and RING ROAD, this SEMI-DETACHED CHALET BUNGALOW is deceptively sized boasting in excess of 1,580 Sq. Ft (stms) of versatile living accommodation arranged over two floors. Stepping inside, the HALLWAY ENTRANCE offers a perfect meet and greet space with stairs rising to the first floor and doors opening to all the ground floor accommodation. Two BAY WINDOW fronted rooms offer great versatility, currently serving as spacious reception rooms but equally suited as double bedrooms, one of which features the added convenience of a private two-piece W.C. The remaining bedrooms are serviced by a spacious three piece SHOWER ROOM. To the rear of the home, the 15' SITTING ROOM is positioned adjacent to the fully fitted KITCHEN, boasting INTEGRATED APPLIANCES with space for dining and a separate UTILITY ROOM. Heading upstairs, two further DOUBLE BEDROOMS open from the landing, the larger room includes PART-VAULTED CEILINGS and a VELUX WINDOW with a DRESSING ROOM offering integrated wardrobe space.

To the front, DRIVEWAY PARKING can be found for multiple vehicles, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED with a raised decking/ patio and a SUMMERHOUSE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached Chalet Bungalow
- Over 1,580 Sq. Ft (stms) of Living Accommodation
- Easy Access To The City Centre/ Ring Road
- 15' Kitchen & Separate Utility Room
- 3/4 Double Bedrooms
- Bay-Window Fronted Dual Aspect Main Bedroom
- Private & Enclosed Garden
- Driveway Parking To Front

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 can be found set back from the road, with a brick wall enclosed frontage opening to a spacious driveway offering parking for multiple vehicles. A handful of shallow steps lead down to the low maintenance shingle laid garden leading up to the main entrance at the front of the home under an open porch.

THE GRAND TOUR

Stepping inside, the spacious entrance hall features stairs rising to the first floor and provides access to all ground floor accommodation. To the right, the main double bedroom is currently utilised as a bright reception space and enjoys a dual aspect with large uPVC double glazed windows and carpeted flooring. Across the hall, a second generously sized double room boasts a characteristic bay window and a feature fireplace. Currently serving as a dining room, this versatile space would make an ideal bedroom, further benefiting from a convenient two piece W.C. Wood effect flooring flows from the hallway into the three piece shower room, which features a glass-enclosed cubicle and a wall mounted heated towel rail. To the rear of the home, the 15' sitting room offers a peaceful retreat overlooking the garden, centred around a feature fireplace and offering ample space for various furniture layouts. Adjacent is the open kitchen and dining area, complete with a practical integrated pantry. The kitchen is well equipped with a range of wall and base units, an integrated oven, electric hob, and extractor, alongside space for an American-style fridge/freezer and dishwasher. Completing the ground floor is a functional side porch, perfect for utility use with plumbing for a washing machine and tumble dryer, plus integrated storage for coats and boots and direct garden access.

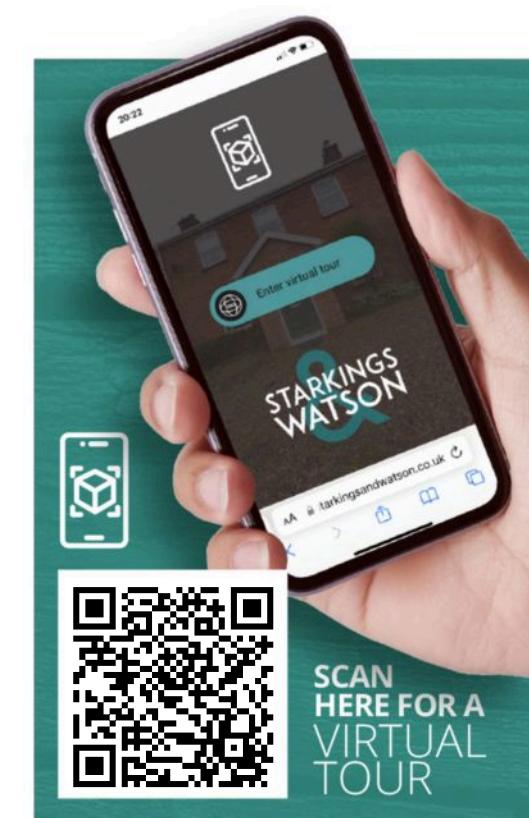
FIND US

Postcode : NR5 8QH

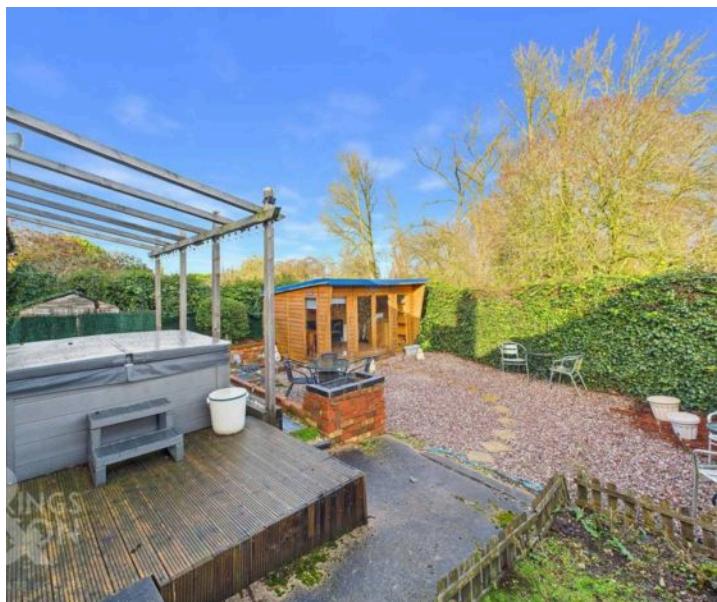
What3Words : ///cult.laws.lion

VIRTUAL TOUR

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

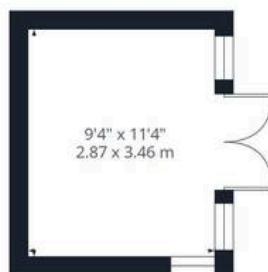
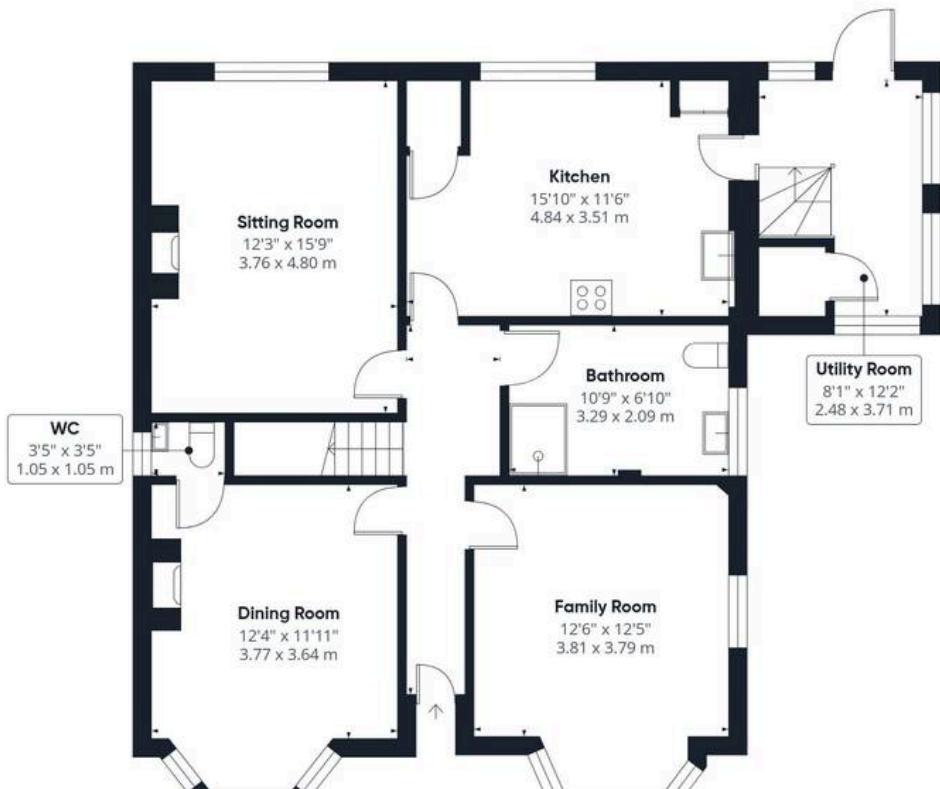






THE GREAT OUTDOORS

The private, fully enclosed rear garden is designed for outdoor living and relaxation. The space opens onto a raised wooden decking currently home to a hot tub which leads to a flagstone patio set beneath a wooden pergola. A timber side gate provides convenient pedestrian access to the front of the property. From the patio, a few shallow steps lead down to the main garden area, which is laid to low maintenance shingle and framed by mature hedging for added privacy. At the foot of the garden, French doors open into a spacious summer house, offering a versatile retreat for outdoor furniture or a hobby room. Attached to the main property, an electric roller door reveals a highly practical external storage space.



Approximate total area⁽¹⁾

1588 ft²
147.6 m²

Reduced headroom

161 ft²
14.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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 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.