

* DRAFT DETAILS AWAITING APPROVAL *

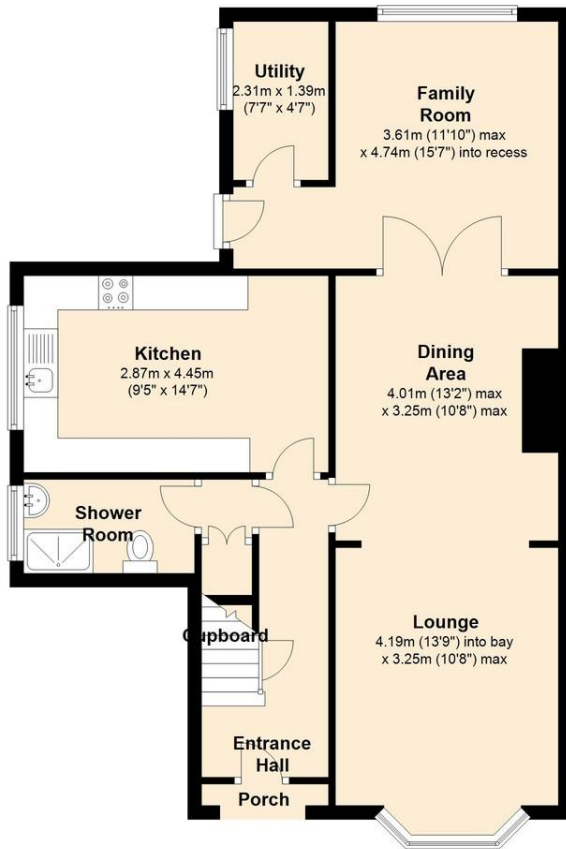
OUTSIDE The front garden is approached over a private shingle driveway that is shared with neighbouring properties. The property is bordered to the front by a low wall and well maintained lawn with a shingle driveway to the side, separated by beautifully maintained flower beds. The driveway leads to a detached, single garage with light, power and eaves storage.

The rear garden is a reflection of the front, with a beautifully maintained patio leading to a shingle area with a slab pathway, bordered by well maintained flower beds. A wooden cabin which is boarded, insulated and powered provides an ideal office space. The garden is roughly triangular in shape and is 117' x 32'. There is also a wooden shed and greenhouse that are included in the sale of the property.

DIRECTIONS Heading into Norwich on the A1074 Dereham Road, at the Bowthorpe roundabout take the first exit left and then a sharp left onto Three Mile Lane. Turn left on the first bend, onto the private gravel driveway, shared with neighbouring properties. The property can be found on the right hand side.

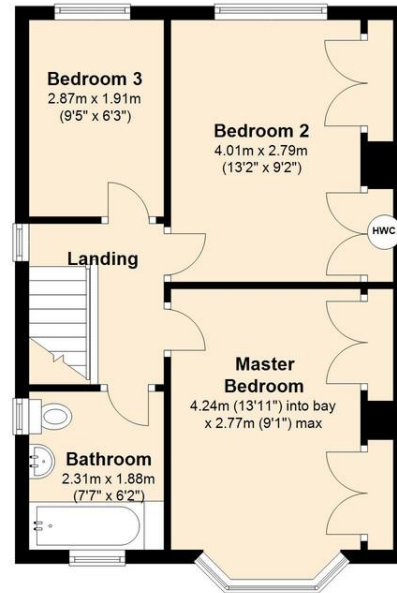
Ground Floor

Approx. 69.3 sq. metres (745.8 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



Total area: approx. 110.0 sq. metres (1184.2 sq. feet)

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Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from the seller's legal representative or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included in the sale, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



Smartly presented, extended 3 bedroom semi-detached home in the popular suburb of New Costessey. Well presented, this family home has a lovely feel to it from the moment you enter. The generous living spaces, kitchen, off road parking and garage will make this a fine family home.

240 Dereham Road

Norwich | Norfolk | NR5 0SN

O.I.E.O £275,000

Extended mid-20th century semi-detached house

3 bedrooms - 2 doubles with built-in storage

Tastefully decorated, open plan lounge/dining area

Rear aspect, family room

Spacious family bathroom plus ground floor shower room

Gas central heating & double glazing

Beautifully maintained gardens to the front & rear plus cabin, perfect for a home office

Single garage with light & power plus off road parking

In the popular & convenient location of New Costessey, screened from the main road by mature trees

Within easy reach of access routes into Norwich & close to Longwater Retail Park

