



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



## 644 Dereham Road | | Norwich | NR5 0SZ

### Offers In Excess Of £625,000

**\*\* MUST SEE LARGE DETACHED HOUSE OFFERING INCREDIBLE VERSITILE LIVING WITH A DETACHED ANNEXE OFFERING MULTIPLE USES\*\*** Gilson Bailey are delighted to offer this SPACIOUS, UNIQUE, SIX BEDROOM, THREE STOREY, DETACHED HOUSE situated to the west of Norwich within close proximity to the City Centre, university and hospital. Accommodation comprising entrance hall, lounge, family room, kitchen/diner, utility room, conservatory, bedroom/office and WC to the ground floor. On the first floor there are four bedrooms and a bathroom off landing with two bedrooms having en-suites. To the second floor there is another bedroom and en-suite WC. Outside there is a front driveway providing ample off road parking and a large rear garden ideal for entertaining with its own DETACHED ANNEXE with a living space, kitchen, bedroom and shower room making it an ideal Airbnb rental. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great family home or buy-to-let investment so be quick to book a viewing to appreciate the size on offer.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

<https://www.gilsonbailey.co.uk>  
01603764444



#### Location

Costessey can be found to the west of Norwich with a selection of amenities including good primary and secondary schooling, selection of shops, popular local pubs and restaurants, also good access to the University of East Anglia, University Hospital, A47 Southern Bypass and good public transport links in and out of the city centre.

#### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge, family room, kitchen/diner and stairs to first floor.

#### Lounge 16'0" x 11'9"

Double glazed window, radiator, wood burner.

#### Family Room 19'2" x 11'9"

Sliding patio doors, radiator, wood burner.

#### Kitchen/Diner 25'7" x 18'6"

Fitted wall and base units worktops over, sink and drainer, gas hob, fitted oven, integrated dishwasher, space for fridge/freezer, radiator, double glazed window.

#### Utility Room 10'11" x 7'11"

Fitted wall and base units with worktops over, sink and drainer, space for washing machine, double glazed window.

#### Conservatory 20'8" x 11'9"

Two radiators, patio doors to garden.

#### Bedroom/Office 11'5" x 9'10"

Double glazed window, radiator.

#### WC

Low level WC, hand wash basin.

#### First Floor Landing

Doors to four bedrooms, bathroom and stairs to second floor.

#### Bedroom One 19'6" x 11'9"

Double glazed window, radiator, built in wardrobes.

#### En-Suite

Shower cubicle, low level WC, hand wash basin.

#### Bedroom Two 15'10" x 9'10"

Double glazed window, radiator, built in wardrobes.

#### En-Suite

Low level WC, hand wash basin.

#### Bedroom Three 11'9" x 11'1"

Double glazed window, radiator.



#### Bedroom Four 11'9" x 9'10"

Double glazed window, radiator.

#### Bathroom 14'5" x 8'2"

Rolltop bath, shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Second Floor Landing

Door to:

#### Bedroom Five 23'11" x 19'8"

Velux window, radiator, eaves storage.

#### En-Suite

Low level WC, hand wash basin.

#### Outside Front

Large driveway providing ample off road parking.

#### Outside Rear

Patio seating area leading to large lawned garden, mature plants, shrubs and trees, storage sheds, enclosed by fencing with side gate access.

#### Annexe Lounge 17'8" x 9'10"

Double glazed window, wood burner.

#### Annexe Kitchen 14'5" x 7'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, two double glazed windows.

#### Annexe Dining Room 14'5" x 10'6"

Doors to lounge, kitchen and shower room.

#### Annexe Bedroom 10'5" x 9'2"

Double glazed window.

#### Annexe En-Suite

Panelled bath, low level WC, hand wash basin, frosted double glazed window.

#### Annexe Shower Room

Shower cubicle, low level WC.

#### Local Authority

Norwich City Council, Tax Band E.

#### Tenure

Freehold

#### Utilities

Ultrafast full fibre broadband available.  
Mains water and electric.

