

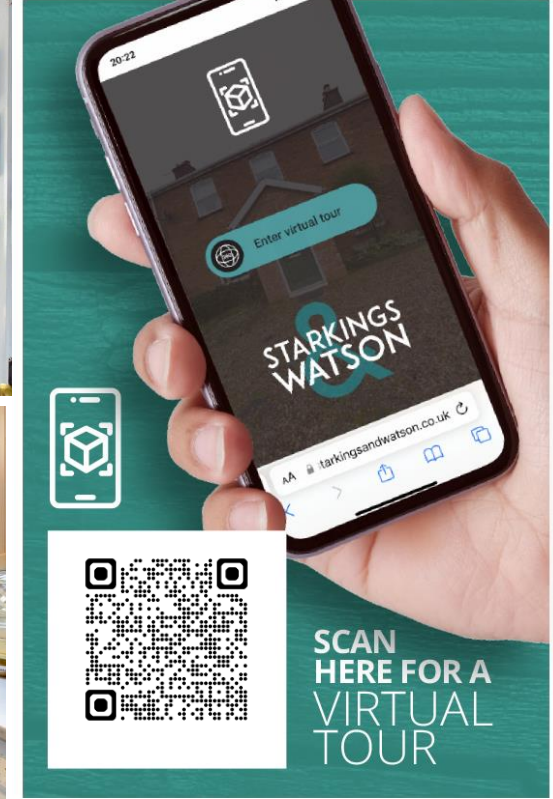
DEREHAM ROAD

Norwich NR2 3TH

Freehold | Energy Efficiency Rating : D

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FOR SALE
PROPERTY



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- Terraced House
- Characterful Features
- 23' Dual Aspect Sitting/Dining Room
- Kitchen Leading To Rear Garden
- Separate Shower & Bathrooms
- Three Bedrooms
- External Home Office/Studio
- Short Walk To Amenities & City Centre

IN SUMMARY

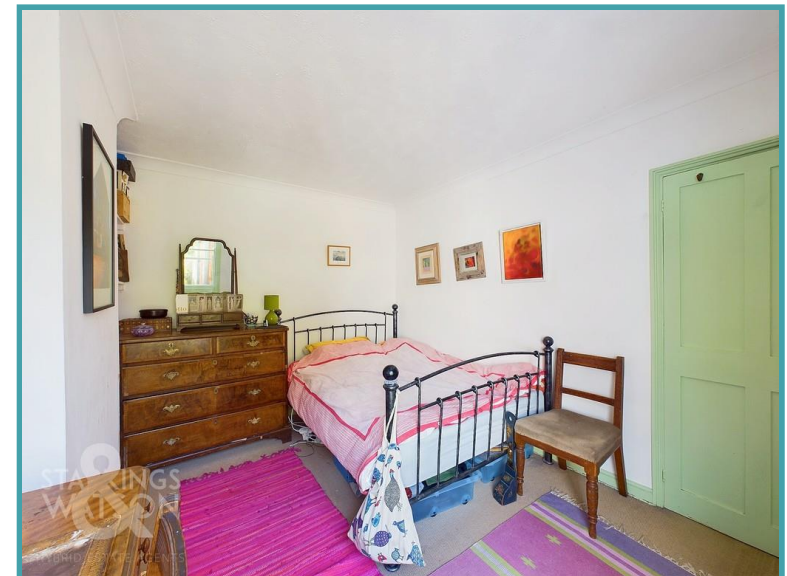
This TERRACED HOUSE is packed with CHARACTER FEATURES and offers a generous living accommodation measuring some 990Sq. Ft (stms) with the addition of a versatile EXTERNAL HOME OFFICE/STUDIO. Inside, a DUAL ASPECT sitting/dining room with BAY FRONTED sash windows creates the perfect social space of the home with a KITCHEN and ground floor BATHROOM sitting just behind. The first floor gives way to THREE BEDROOMS and an additional SHOWER ROOM ideal for busy family homes. The rear garden is offered with COLOURFUL BORDERS all fully enclosed with the external home office and timber shed nestled behind. Being just a short walk to the CITY CENTRE and BUS STOPS, this property has excellent accessibility from its doorstep.

SETTING THE SCENE

Located behind a low level brick wall off the main street with a brick weave pathway leading towards the main access and a shingle frontage to your right hand side with mature hedged borders.

THE GRAND TOUR

As you step inside, you are initially met with the main central hallway with carpeted flooring underfoot and stairs for the first floor directly ahead with handy under stairs storage space. Turning to your right is the brilliantly spacious 23' sitting/dining room with original features such as ceiling cornice and Victorian style Iron tiled fireplace with period tiling surround. This room has a dual aspect with bay fronted window to the front and wooden French doors with glass panelling into the rear garden offering enough space for a formal dining table and lounge suite plus additional storage. Gently stepping down from the hallway, you will find yourself in the kitchen with a range of wall and base mounted storage set around work surfaces, the tile splash backs and inlets for multiple appliances such as an oven and hob washing machine, tumble dryer with inset stainless steel sink with draining board. The rear of the property is occupied by a three piece family bathroom with all tiled flooring and tiled surround. This room features a frosted glass window to the side of the property and electric shower over the bath. The first floor landing gives access to all three bedrooms and the three piece shower room and brilliant addition with a corner shower unit, fully tiled surround and window to the side of the property. The smallest of three bedrooms is found at the rear of the property, a single bedroom with sash windows to the rear and built in storage cupboard and carpeted flooring. In the centre of the property is the second bedroom, a good sized double room with carpeted flooring underfoot and wooden frame sash windows into the



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rear garden with a radiator. Stepping past the storage cupboard on the hallway, you are met with the largest of the three double bedrooms with all carpeted flooring underfoot, dual sash windows towards the front of the property with ample floor space for a large bed and additional storage solutions.

THE GREAT OUTDOORS

The rear garden is offered in a low maintenance state with brick weave patio seating area plus mature, colourful planting borders and hedges to each side. The rear of the garden has a rare addition of an external workshop or studio although used as a studio currently, this room has numerous potential uses while sitting just behind as a separate timber shed for additional garden storage.

OUT & ABOUT

Situated in the Golden Triangle and just a short walk to the City Centre, the property offers an urban retreat given its garden size and is close to amenities but far enough away from the hustle and bustle. Within a short walk you can find a range of amenities and local shops, with the main shopping district, train station and Riverside complex close by. A number of pubs, cafes, restaurants, bowling alley 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.

FIND US

Postcode : NR2 3TH

What3Words : ///woes.public.neck

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. Calculations are based on RICS IPMS 3C standard.

Reduced headroom
..... Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Approximate total area¹
990.71 ft²
92.04 m²
Reduced headroom
10.33 ft²
0.96 m²

