



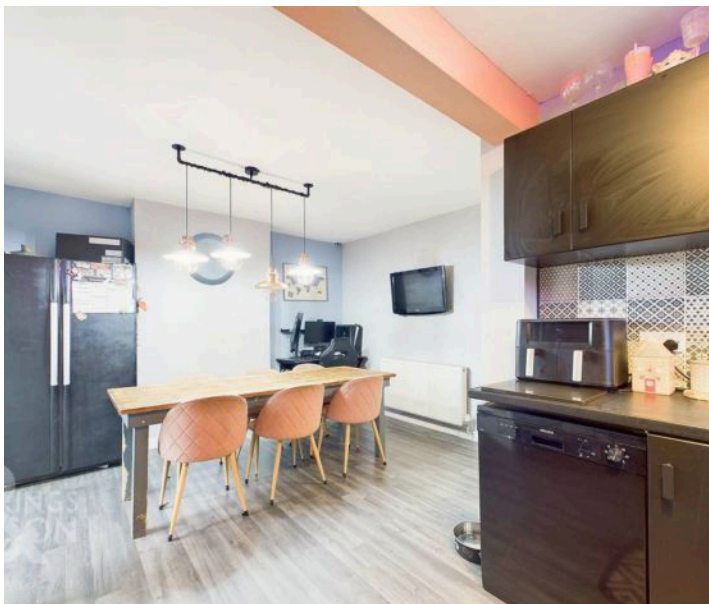
Dereham Road, New Costessey - NR5 0SW



Dereham Road

New Costessey, Norwich

VENDOR FOUND! Benefitting from multiple improvements including a full RE-WIRE, new uPVC windows and doors amongst many others, this attractive SEMI-DETACHED house is offered in brilliant condition with a LARGE REAR GARDEN making this property the perfect family home. With a floor space reaching 988 Sq. Ft (stms) including a ground floor WC, BAY FRONTED sitting room, OPEN PLAN kitchen/dining room with INTEGRATED APPLIANCES and rear conservatory. The first floor landing offers storage as well as access to all THREE BEDROOMS and the flawless FAMILY BATHROOM which has been sympathetically MODERNISED to maintain the properties charm with modern fittings. A newly laid DRIVEWAY at the front of the home extends to the side creating AMPLE OFF ROAD PARKING leading to the BRICK GARAGE and garden beyond.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached House
- Extensive Modernisation In Recent Years
- Open Plan Kitchen/Dining Room
- Three Bedrooms
- Newly Fitted Family Bathroom
- Generous Rear Garden
- Ample Off Road Parking & Garage
- Ideal Family Home

This property is situated in New Costessey which is within convenient distance to the University of East Anglia, train station, Riverside complex and the main shopping district in Norwich City Centre. 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 on a setback section off this popular street where a newly extended and re-laid shingle driveway presents itself to the front of the home suitable for parking of multiple vehicles with timber swinging gates allowing privacy and access to a further concrete driveway and garage beyond.



THE GRAND TOUR

Once inside, the tasteful décor of the home shines in the central hallway with decorative panelling leading up the stairs for the first floor and tiled flooring creating an ideal space to slip off coats and shoes before heading indoors. A bay fronted sitting room comes initially to your right with large uPVC double glazed windows and wood effect flooring. The open floor space is conducive to a choice of layout of soft furnishings with recesses either side of the chimney breast for further storage. Before entering the newly extended kitchen/dining room, a two piece WC can be found to your left with frosted glass window and tasteful décor. The main living space opens up in the form of a kitchen/dining room where the owners have removed a partition wall to create a free flowing open space perfect for family living. The wood effect flooring initially offers ample room for a formal dining table where a kitchen emerges beyond with a range of wall and base mounted storage units fitted with tiled splashbacks giving way to integrated appliances including an oven, microwave, hob and dishwasher with freestanding space for a washing machine and American style fridge freezer. Beyond this is a conservatory currently used as an additional storage space with tiled flooring and access door directly into the rear garden.

The first floor landing allows access to all three bedrooms within the property as well as a handy storage cupboard and fully modernized three piece family bathroom suite with tiled surround fitted above the bath with waterfall shower head and glass screen finished with a tall chrome heated towel rail. The smaller of the bedrooms initially comes at the very top of the stairs with views into the rear garden where the wood effect flooring leaves more than enough room for a single bed and additional storage making this the perfect single bedroom, nursery or study. The first of the double bedrooms comes again with a rear facing aspect over the rear garden and large carpeted floor space giving way to built in wardrobes whilst leaving

ample room for a double bed. The main bedroom, slightly larger in floor space, sits at the very front of the home again with a bay fronted, tree lined aspect to the front of the home. The large carpeted floor space gives ample room for a double bed whilst large double built in wardrobes adorn the walls.

FIND US

Postcode : NR5 0SW

What3Words : ///under.feels.frame

VIRTUAL TOUR

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



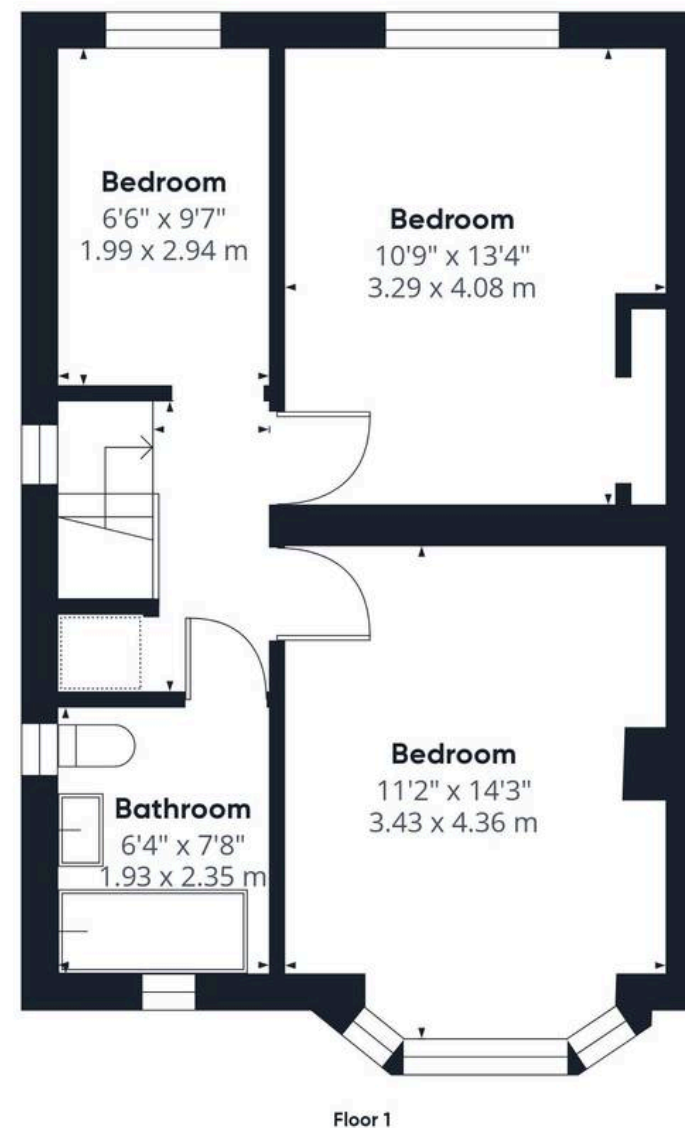
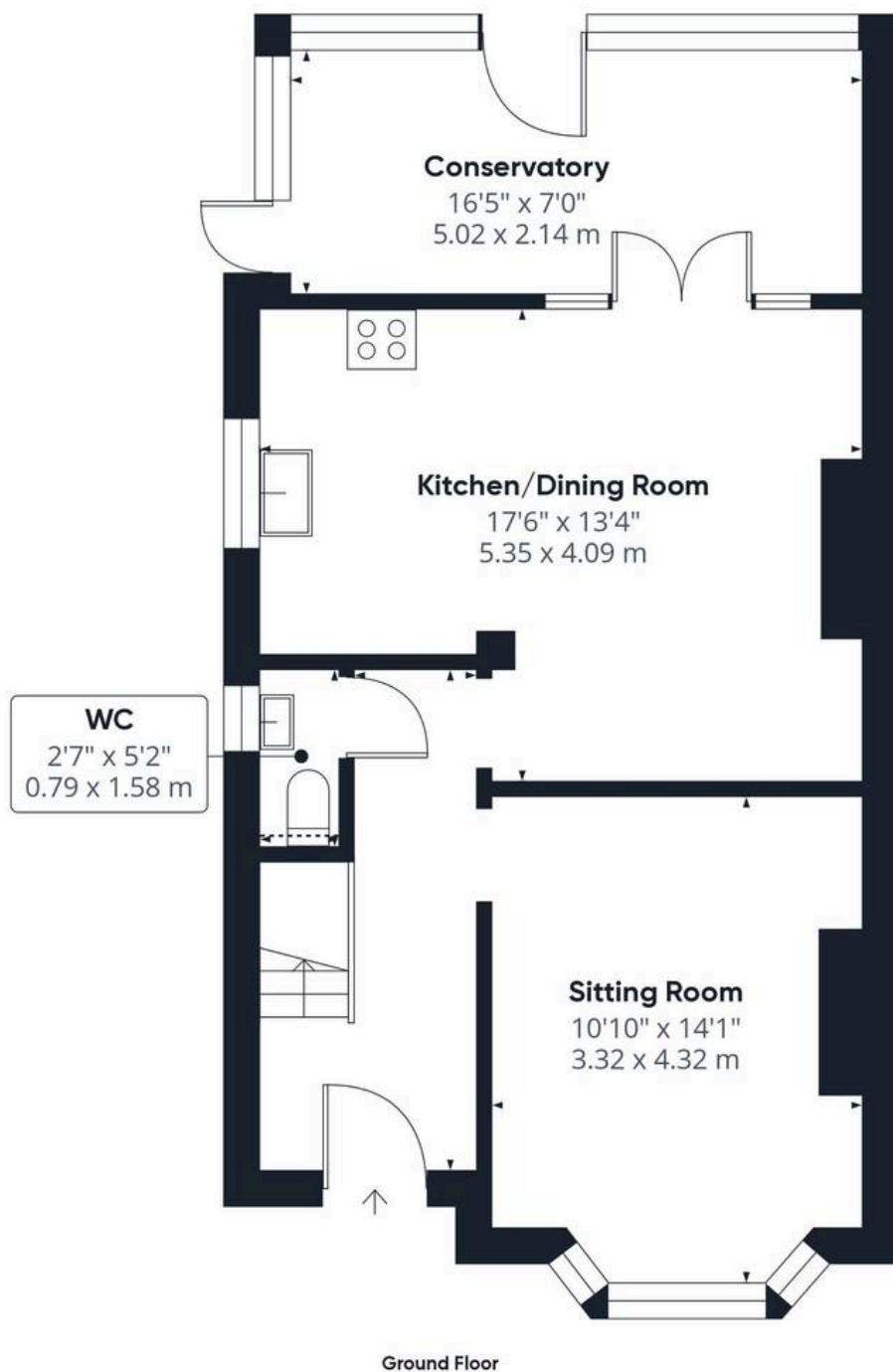




THE GREAT OUTDOORS

The rear garden stretches back to offer a versatile space initially with concrete and hard standing taking you towards the front of the garage and remainder of the driveway. A flagstone path leading you up towards a patio fitted with wooden pergola above, making the ideal space to sit and enjoy the summer sunshine with friends and family where the garden extends even further with open lawn space and timber fencing, making the space fully enclosed.





Approximate total area⁽¹⁾

988.24 ft²
91.81 m²

Reduced headroom

0.66 ft²
0.06 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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