



Dereham Road, Norwich - NR5 8TE



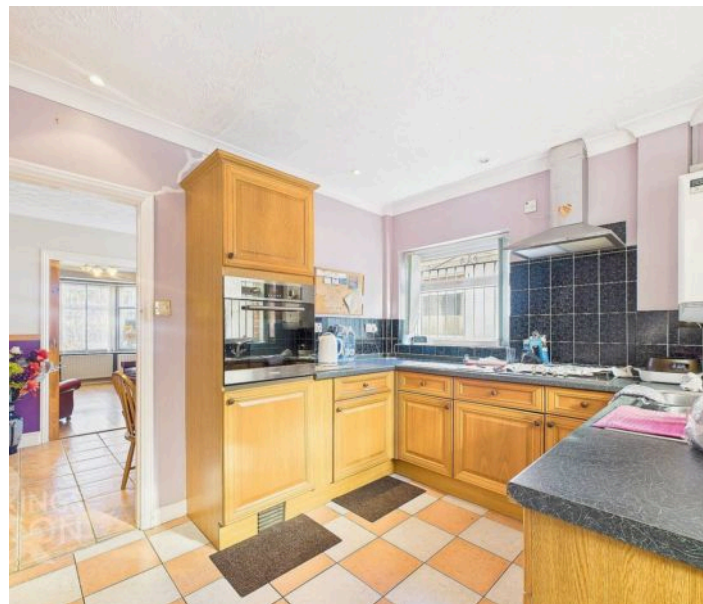
## Dereham Road

Norwich, NR5 8TE

NO CHAIN. Sitting on a plot measuring some 0.17 ACRES (stms) this well proportioned DETACHED BUNGALOW is generous in size reaching a little under 1000 Sq. Ft (stms) and offering a WEALTH OF POTENTIAL. A total of THREE BEDROOMS all with BUILT IN WARDROBES can be found in the property with the possibility of adding more over time thorough potential extensions (stp) plus a separate SHOWER ROOM and WC. The main living space comes in the form of SEPARATE SITTING and DINING ROOMS which hold the potential to be combined if a more OPEN PLAN feel is to your taste leading into the KITCHEN with INTEGRATED APPLIANCES and CONSERVATORY beyond. The rear garden stretches back creating a large space for family and friends to enjoy with access to the OVERSIZED GARAGE all served by AMPLE OFF ROAD PARKING on the DRIVEWAY.

Council Tax band: C

Tenure: Freehold





- Detached & Extended Bungalow
- No Chain
- Situated On A Plot Reaching Approx. 0.17 Acres (stms)
- Slightly Under 1000 Sq. Ft Of Living Space (stms)
- Three Bedrooms
- Separate Sitting & Dining Rooms
- Large Driveway & Oversized Garage
- Potential To Extend (stp)

Located on the fringe of Norwich City, this property provides a delightful retreat from the hustle and bustle, but within convenient distance to the main shopping district, University of East Anglia, 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 is set back from the street with a low level brick wall opening to grant access to a generously sized shingle driveway suitable for the parking of multiple vehicles which in turn runs to the side of the property with tarmac towards a detached garage.



## THE GRAND TOUR

Stepping through the front door you will first be greeted with a central hallway granting access to all living accommodation within the property. The first of the double bedrooms immediately comes to your right with a bay fronted uPVC double glazed window at the front of the home and all carpeted flooring giving way to built in floor to ceiling wardrobes. Sitting beyond this room is another double bedroom also fitted with all floor to ceiling built in wardrobes and large carpeted floor space suited for a double bed and additional soft furnishings while the smallest of the bedrooms comes at the very rear of the home with views into the rear garden and more wall to wall built in storage spaces with wooden effect flooring. The space was formerly used as a home office however would make the ideal single bedroom or potential nursery. Sitting next to this bedroom is the separate WC with tiled flooring and low level radiator with the two piece shower room suite creating the perfect potential for these spaces to be combined into one for a larger family bathroom suite. Back to the very front of the home and immediately turning to your left you will find yourself within the free flowing main living area of the home comprising a 13' bay fronted sitting room with full wooden effect flooring opening through wooden sliding doors into the separate dining room beyond, perfect for those which prefer separate living spaces with potential to make this more open plan if so desired. The tiled flooring space gives ample room for a formal dining suite whilst just beyond a fitted kitchen can be found with a mixture of wall and base mounted storage units set around roll edge work surfaces with integrated oven, five ring gas burner hob with extraction above and low level fridge. Through the very rear of the property is a triple aspect conservatory with sliding double glazed doors taking you directly into the rear garden. The fully tiled flooring leaves room for additional soft furnishings making this an ideal secondary sitting area with plumbing nestled in the corner for a washing machine and tumble dryer.

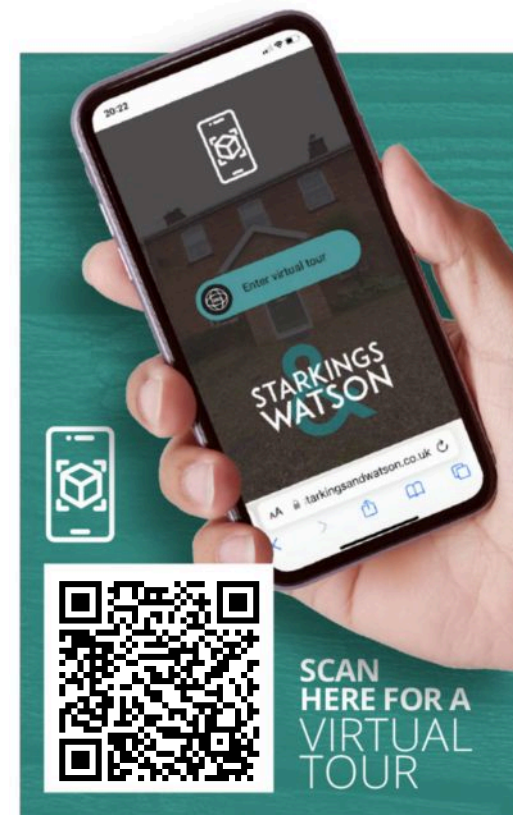
## FIND US

Postcode : NR5 8TE

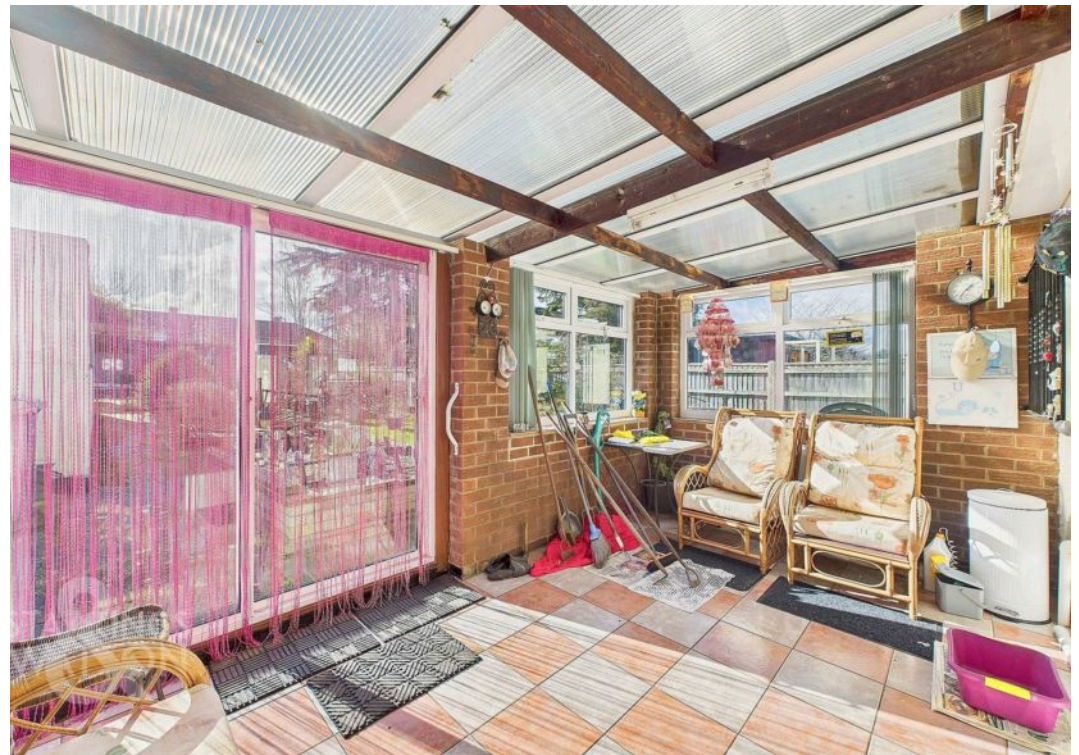
What3Words: ///basic.desire.became

## VIRTUAL TOUR

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









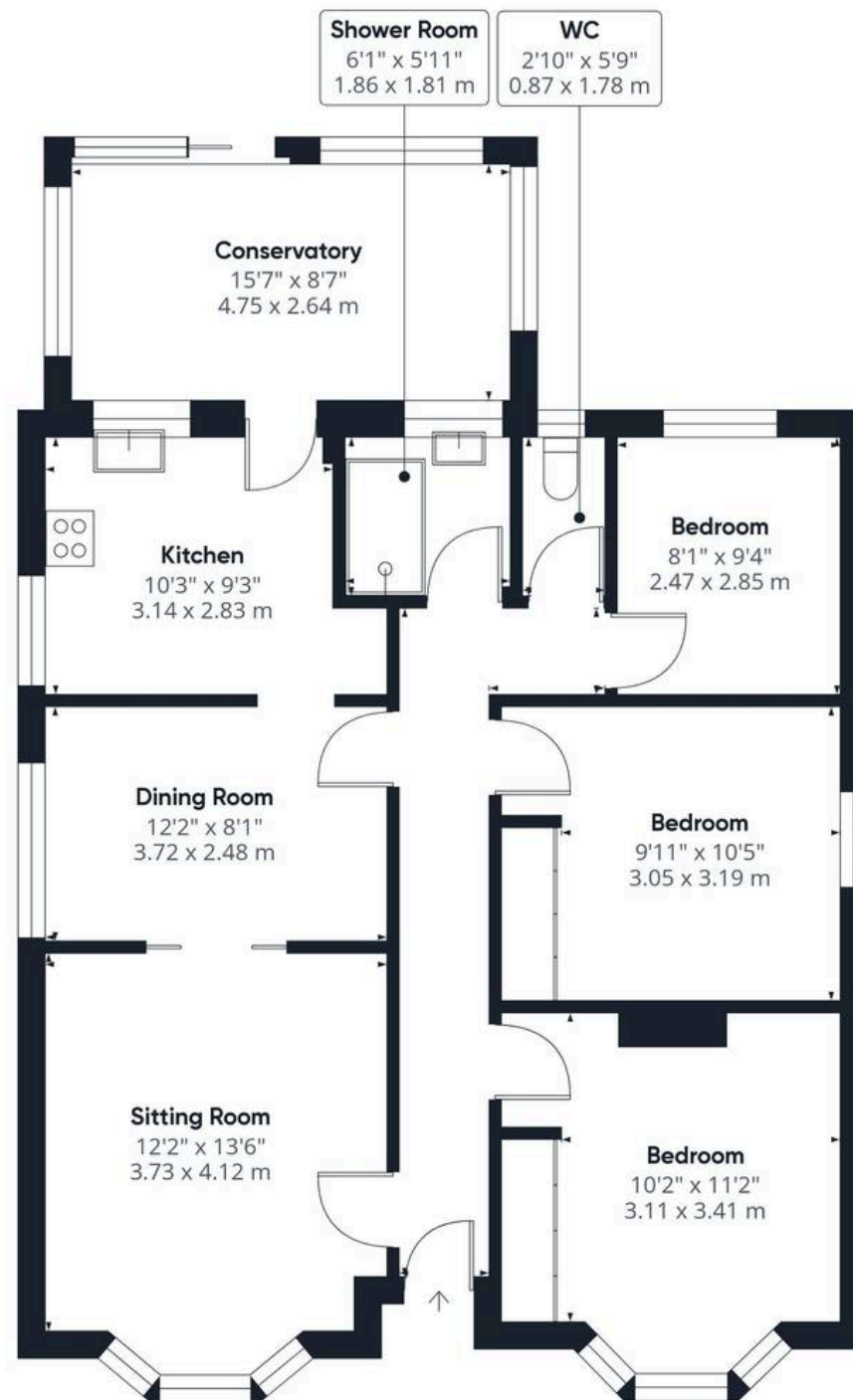


## THE GREAT OUTDOORS

Immediately as you exit into the rear garden you are first met with a versatile space with large lawn and shingle planting borders stretching back. The garden is fully enclosed with timber fencing to both sides and the very rear with access into an oversized tandem garage with endless potential to be had within this space.







**Approximate total area<sup>(1)</sup>**

997.72 ft<sup>2</sup>

92.69 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

**GIRAFFE360**





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