



Dereham Road, New Costessey - NR5 0SL



Dereham Road

New Costessey, Norwich

NO CHAIN. Set back from the street this MID-TERRACE HOUSE offers potential in abundance with a well proportioned plot giving ample OFF ROAD PARKING to the front and a large PRIVATE REAR GARDEN to the rear, suitable to accommodate a POTENTIAL EXTENSION if desired (stp). The main living space has been opened by the previous owner to create a 21' OPEN PLAN sitting/dining room with a GROUND FLOOR shower room plus KITCHEN and PANTRY style cupboard sitting adjacent. The first floor landing splits to offer THREE BEDROOMS all warmed by a 2023 FITTED BOILER.

Council Tax band: B

Tenure: Freehold

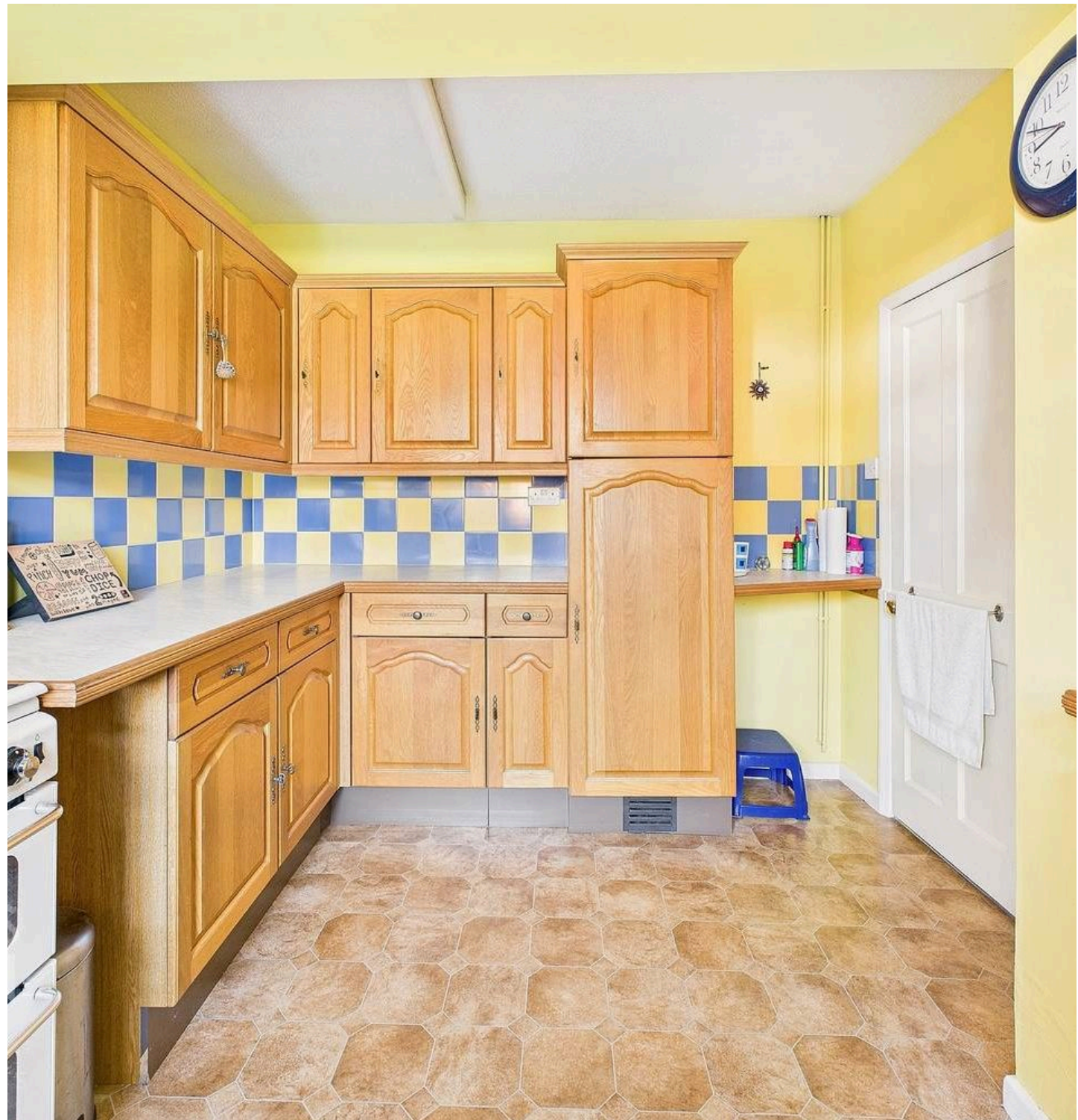
EPC Energy Efficiency Rating: C

- Mid-Terraced House
- No Chain
- 21' Open Plan Sitting/Dining Room
- Fitted Kitchen & Separate Pantry Cupboard
- Three Bedrooms
- Long Fully Enclosed Rear Garden
- Off Road Parking
- Potential To Extend (stp)

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

SETTING THE SCENE

The property can be found set back on the street where an opening between timber fencing gives way to a generously sized frontage keeping the property separate from the road where a newly laid shingle driveway can be found with grass borders either side of the flagstone walkway giving more potential for additional off road.



THE GRAND TOUR

Once inside, a separate porch entrance takes you into the home allowing you room to slip off shoes and coats before stepping into the main living space, formerly two separate rooms, now functioning of a 21' open plan area with a dual aspect and generous floor space allowing for a choice of potential layouts to accommodate both a sitting and dining room suite. From this space a central lobby opens to grant you access to a pantry style cupboard and stairs the first floor. Just beyond this a fully tiled shower room can be found with low level radiator and double shower unit. Sitting adjacent to the space is the kitchen complete with a wide range of wall and base mounted storage units with tiled splashbacks giving way to room for multiple appliances and plumbing including a dishwasher and washing machine, freestanding oven and hob with integrated fridge/freezer and wall mounted combination gas boiler fitted in 2023 sits at the very rear of the home.

The central landing allows access to all three bedrooms within the property with the smaller coming to the very rear of the home overlooking the rear garden, original floorboards and features a low level radiator. Two further well proportioned double bedrooms sit towards the front of the home. The slightly smaller features carpeted flooring and front facing window whilst a more substantial room sits next door with all carpeted flooring, large uPVC double glazed window allowing natural light to flood the room where an open floor space is suitable for a large double bed and additional storage solutions.

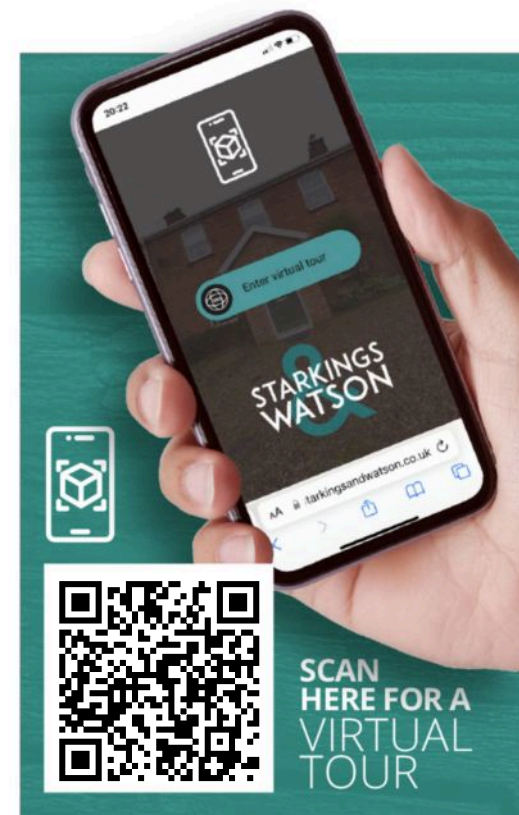
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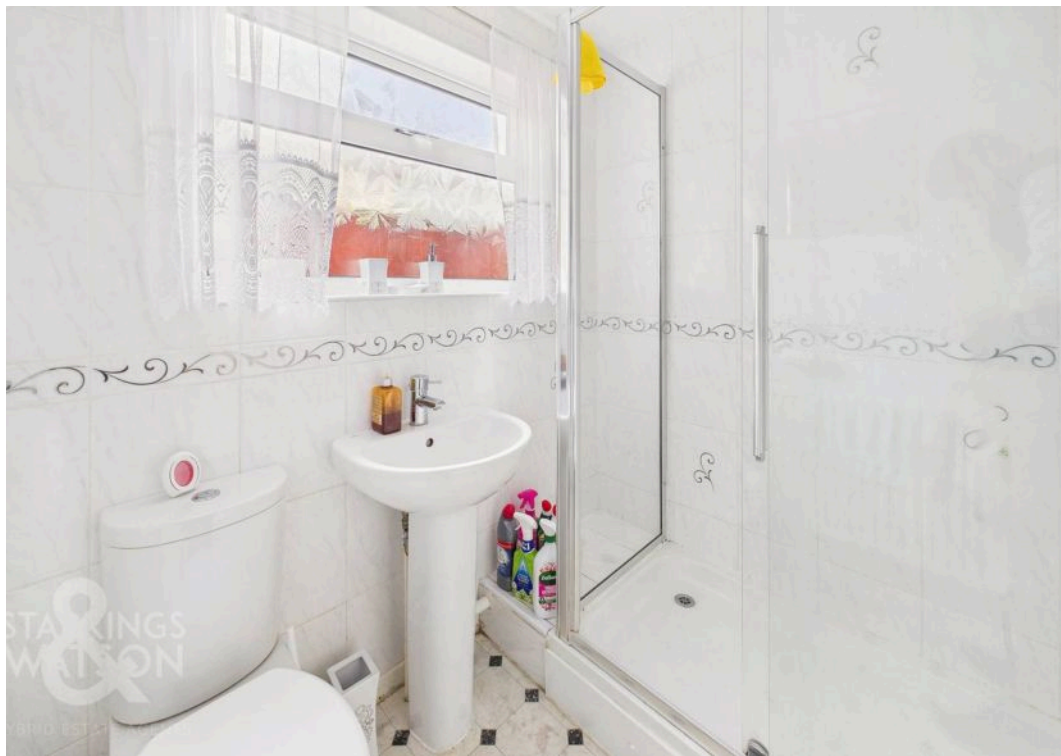
Postcode : NR5 0SL

What3Words : ///liked.raced.visual

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden stretches out beyond the property to offer a versatile and private space. Timber fencing sits to both sides and the rear of the property making this space fully enclosed whilst a large lawn emerges to your right with planting borders to your left. The space could be fully lawned for busy families or function as it is with a large timber shed sitting at the very rear.





Approximate total area⁽¹⁾

880.6 ft²

81.81 m²

Reduced headroom

4.22 ft²

0.39 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.

GIRAFFE360



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