



Dereham Road, New Costessey - NR5 0SJ



Dereham Road

New Costessey, Norwich

Set on a SUBSTANCIAL PLOT, this MID-TERRACE HOME boasts an EXTENDED and IMPROVED LAYOUT, ideally suited for modern living. The property features SOLAR PANELS and BATTERY STORAGE, offering both energy efficiency and cost savings. Inside, a spacious 21' open plan SITTING and DINING ROOM seamlessly flows into a well-appointed 19' KITCHEN with a separate UTILITY ROOM. Located centrally, the FAMILY BATHROOM offers a FOUR PIECE SUITE. Upstairs, THREE BEDROOMS provide comfortable accommodation. Outside, the property benefits from DRIVEWAY PARKING and a GARAGE to the front. Whilst to the rear, the expansive rear garden is PRIVATE and FULLY ENCLOSED, complete with a generous flagstone patio and outside storage.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Mid-Terrace House
- Extended & Improved Layout
- Incoming Generating Solar Panels & Batteries
- 21' Open Plan Sitting & Dining Room
- 19' Kitchen With Separate Utility Room
- Three Well Sized Bedrooms
- Driveway Parking & Garage
- Substantial Plot with Generous Frontage & Private Rear Gardens

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 from the road with a generous shingle frontage driveway with plenty of off road parking and a garage found to the right leading up to the property. A metal gate leads through the enclosed passageway providing access to the rear garden whilst a handful of shallow steps lead up to the main entrance.



THE GRAND TOUR

Stepping inside, the 19' open plan sitting and dining room enjoys plenty of natural light with two front facing uPVC double glazed windows, fitted carpeted flooring and plenty of space for formal dining with the versatility to support a range of soft furnishing layouts. Moving through to the inner hallway, stairs rise to the first floor with deceptively large integral storage beneath and a four piece family bathroom straight ahead including a bath, glass enclosed shower cubicle and a wall mounted heated towel rail. The extended kitchen offers a vast range of wall and base storage units with integral appliances including an oven and 4 burner gas hob with under counter space for white goods including a washing machine, dishwasher and fridge freezer. Worktop space is plentiful offering room for food preparation whilst a breakfast bar can be found to the right leading through to the utility. With further under counter space and wall mounted storage units. A rear door provides access to the garden.

Ascending the staircase to the carpeted first floor landing, loft access can be found above and a generous airing cupboard to the right, whilst doors open to three bedrooms. The two larger bedrooms straight ahead, both enjoying a front facing aspect with uPVC double glazing, fitted carpets and radiators. The smaller room found to the right, overlooking to the garden and currently used as a study space.

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VIRTUAL TOUR

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THE GREAT OUTDOORS

Stepping outside, the expansive rear garden opens to a generous flagstone patio perfect for outdoor furniture to enjoy the sunshine. An enclosed passageway can be found to the left offering access to the properties frontage. The garden offers privacy and is fully enclosed with timber panel fencing, with the remaining space predominantly laid to lawn with various shrubs and a large metal storage shed at the foot of the garden.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1014 ft²

94.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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