

**Aldreds**  
Estate Agents



356 Dereham Road, Norwich, NR5 8QE

£280,000



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£280,000

# 356 Dereham Road

, Norwich, NR5 8QE

- Spacious Detached House
- Two Receptions
- Recently Redecorated
- Generous Garden
- Convenient Location
- Three Bedrooms
- Gas Fired Central Heating
- Nicely Proportioned Rooms
- Driveway Parking
- Offered with No Onward Chain

Aldreds are pleased to offer this spacious detached house, located in a convenient, edge of city centre location. This spacious family home has recently been redecorated and offers accommodation including an entrance hall, lounge, dining room, kitchen, three bedrooms and a first floor bathroom.

The property benefits from some sealed unit double glazed windows, gas central heating, driveway parking, timber garage and a generous, lawned rear garden. Offered with no onward chain, early viewing is recommended.



## Entrance Hall

Part glazed entrance door, windows to front side aspects, radiator, stairs to first floor landing, under stairs cupboard, thermostat control, doors leading off;

## Lounge 13'8" x 12'9" (4.19m x 3.9m)

Front facing bay window, two radiators, power points, television point, telephone point, timber fireplace surround.

## Dining Room 12'8" x 10'3" (3.88m x 3.13m)

Window to side aspect, glazed French doors to rear garden, radiator, power points, television point.

## Kitchen 10'2" x 6'3" (3.1m x 1.93m)

Windows to side and rear, part glazed door to driveway, a range of fitted kitchen units with rolled edge work surface and tiled splash back, stainless steel sink drainer with mixer tap, integrated electric oven, gas hob and stainless steel chimney style extractor, plumbing for washing machine.

## First Floor Landing

Doors leading off;





**Bedroom 1 13'9" x 12'8" at max (4.2m x 3.88m at max)**

Window to front aspect, radiator, power point, telephone point.

**Bedroom 2 12'8" x 10'7" at max (3.88m x 3.24m at max)**

Window to rear aspect, built-in cupboard housing combination gas fired boiler for hot water and central heating, radiator, power points, telephone point.

**Bedroom 3 10'1" x 6'3" (3.08m x 1.93m)**

Window to rear aspect, radiator, power points, built-in cupboard.

**Bathroom**

Window to front aspect, white suite comprising low level w.c., pedestal hand wash basin, panelled bath with shower over, tiled surround, heated towel rail, loft access.

**Outside**

The property is approached via a large shingle driveway through a timber five bar gate extending to the side of the property onto a timber garage.

**Directions**

Continue out of the City Centre on the Derham Road at the bottom of Grapes Hill at the traffic lights. Proceed straight ahead at the junction with Heigham Grove and pass the right turn to Waterworks Road. Continue straight ahead at the roundabout with Sweet Briar Road, where the property can be found immediately on the left hand side, located by our 'For Sale' board.



### Garden

A particular feature of the property is the generous rear garden, laid to lawn with close board panelled fencing to boundaries, patio area to the rear of the property.

### Tenure

Freehold.

### Services

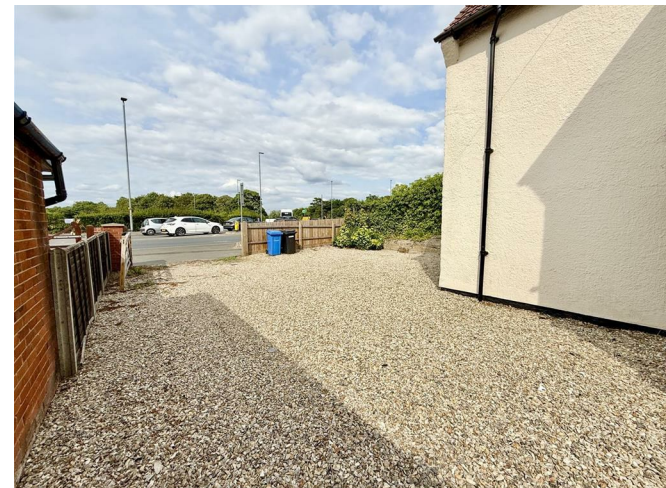
Mains water, electric, drainage and gas.

### Council Tax

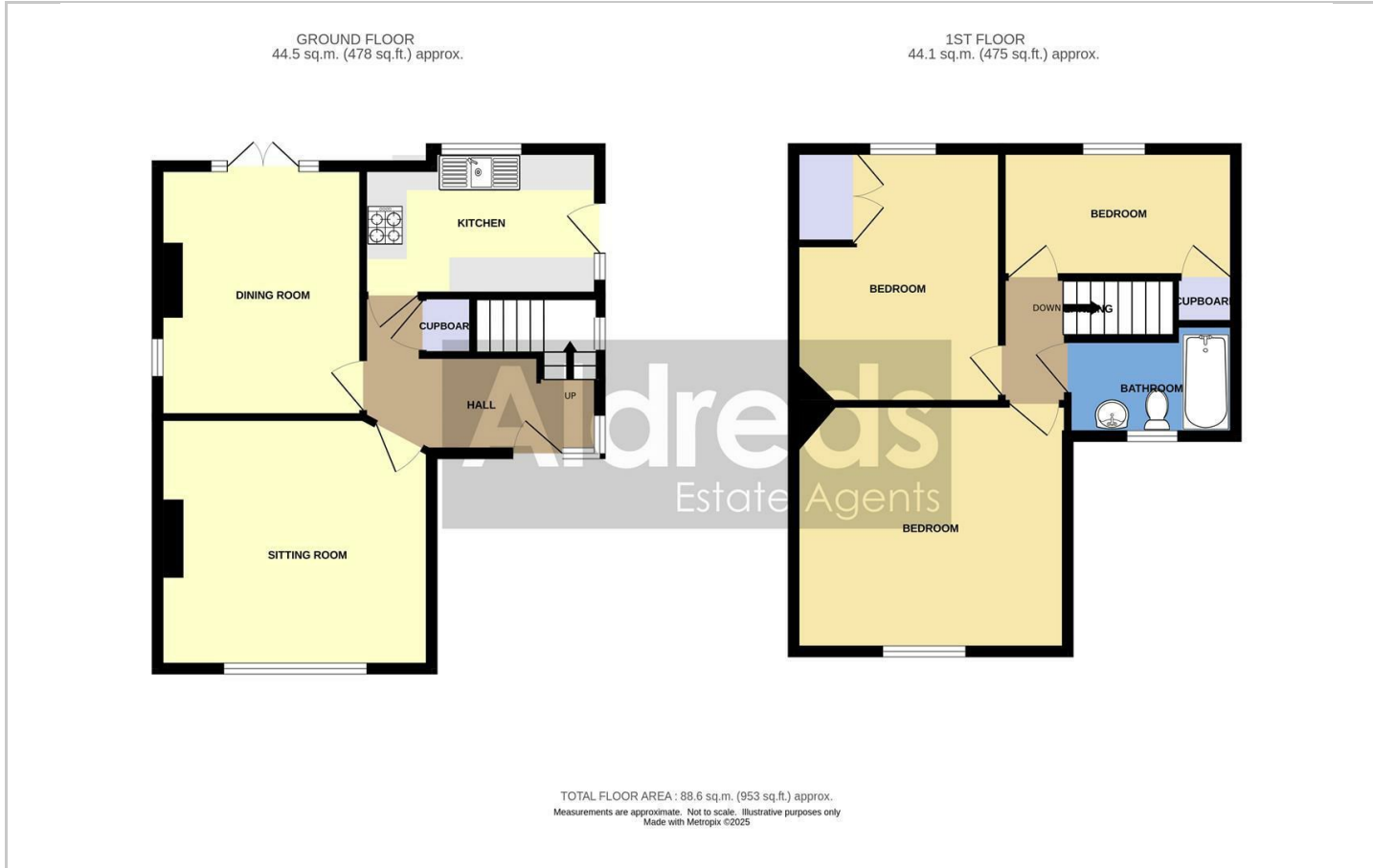
Norwich City Council. Band 'C'

### Reference

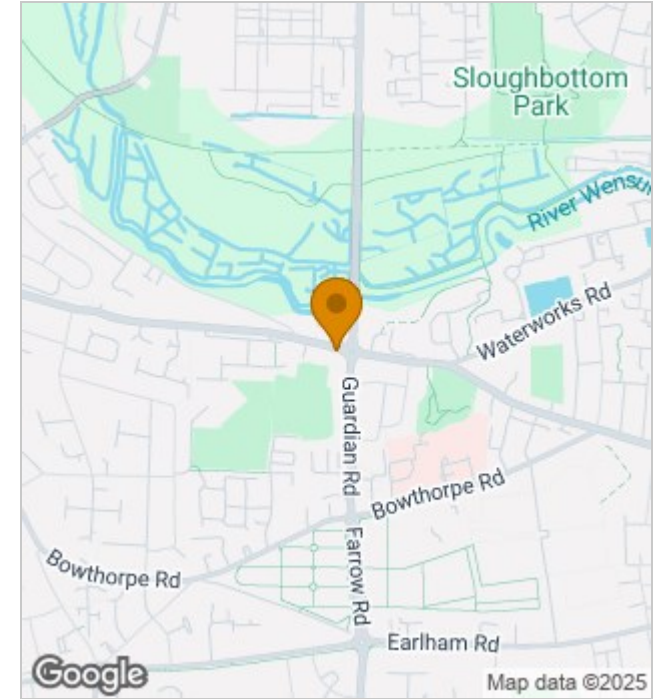
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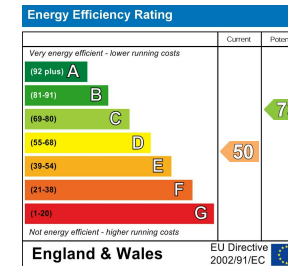
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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