



Dereham Road, Norwich NR2 3UT

welcome to

Dereham Road, Norwich

THIS FOUR BEDROOM DETACHED FAMILY HOME situated within easy commutable distance to the city and many local amenities, two reception rooms, four double bedrooms, cloakroom and bathroom. *** Any interested parties are urged to contact the office to schedule a private viewing!! ***



Entrance Hall

Understairs storage cupboard.

Bathroom

Window to rear, wash hand basin, wc, bath with shower over and central heating boiler.

Lounge

17' 10" x 11' 7" (5.44m x 3.53m)

Window to front, carpeted floor and radiator.

Dining Room

11' 3" x 10' 7" (3.43m x 3.23m)

Window to front, carpeted floor and radiator.

Kitchen

7' 5" x 10' 7" (2.26m x 3.23m)

Windows to rear & side, wall & base units, work surfaces, electric/ steam oven, electric induction hob and tiled floor.

First Floor Landing

Cloakroom

Window to rear, wash hand basin, wc and vinyl flooring.

Bedroom One

12' 10" x 11' 9" (3.91m x 3.58m)

Window to front, carpeted floor and radiator.

Bedroom Two

8' 11" x 10' 8" (2.72m x 3.25m)

Window to front, carpeted floor and radiator.

Bedroom Three

12' 8" x 8' (3.86m x 2.44m)

Window to rear, carpeted floor and radiator.

Bedroom Four

7' 6" x 10' 8" (2.29m x 3.25m)

Window to rear, carpeted floor and radiator.

Garage

Single garage with up & over door.

Exterior

There is a fully enclosed garden mainly laid to lawn with potential for addition off-road parking should the new owner need it.



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welcome to

Dereham Road, Norwich

- Close to city centre & local amenities
- Off-road parking & single garage
- Cloakroom & bathroom
- Recently refurbished kitchen
- Four double bedrooms

Tenure: Freehold EPC Rating: E

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR141565 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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