

FREEHOLD



House - Detached

# DEREHAM ROAD, COSTESSEY, NORWICH

Guide Price  
£550,000 - £575,000

## FEATURES

- £550,000 - £575,000
- Four Bedrooms
- Three Bathrooms
- Ample Off Road Parking
- Miele Appliances
- Detached
- Two Receptions
- South Facing Garden
- Good Access A47
- Refurbished and Extended



# 4 Bedroom House - Detached located in Norwich

## Entrance Hall

Porcelain tiled flooring, stairs to first floor and doors to:

## Sitting Room/Bedroom

14'7" x 11'11"

Bow window to the front aspect.

## Bedroom

12'10" x 11'10"

Two windows to side, air conditioning unit, built in wardrobes and door to:

## En-Suite

Fitted with a Jacuzzi style bath with jets, shower cubicle, low level W.C and wash hand basin, window to side.

## Reception/Bedroom

17'11" x 8'7"

window to front, door to side and door to:

## Shower Room

Shower cubicle, level W.C, wash hand basin, window to side.

## Kitchen Family Room

29'6" (16'1" min) x 28'9" (16'8" min)

Fitted with a range of base and wall units and a sizeable island. Miele appliances including an electric fan oven, Miele Steamer, Miele Microwave, Miele Coffee Machine, 3 x Grundig warming trays, inset speakers, inset sinks,

spaces for washing machine and tumble dryer, marble work tops, media wall, ceiling lantern, window to rear, door to side, bi folding doors to rear.

## FIRST FLOOR

### Landing

Window to side and doors to:

### Bathroom

Panelled bath, low level W.C and wash hand basin, tiled splash backs and window to rear.

### W.C

Low level W.C

### Bedroom

12'11" x 11'11"

Radiator and window to rear.

### Bedroom

14'6" x 11'11"

Radiator and bow window to the front.

### Bedroom

Radiator and window to the front.

### Rear Garden

Large patio area, fully enclosed by panelled fencing, mainly laid to lawn with a variety of plants and shrubs.

## Front

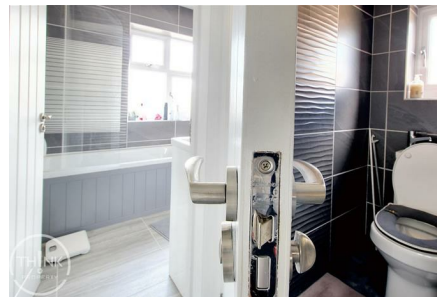
The front of the property is approached via a gravelled carriage driveway that provides ample off road parking and access to the front door.



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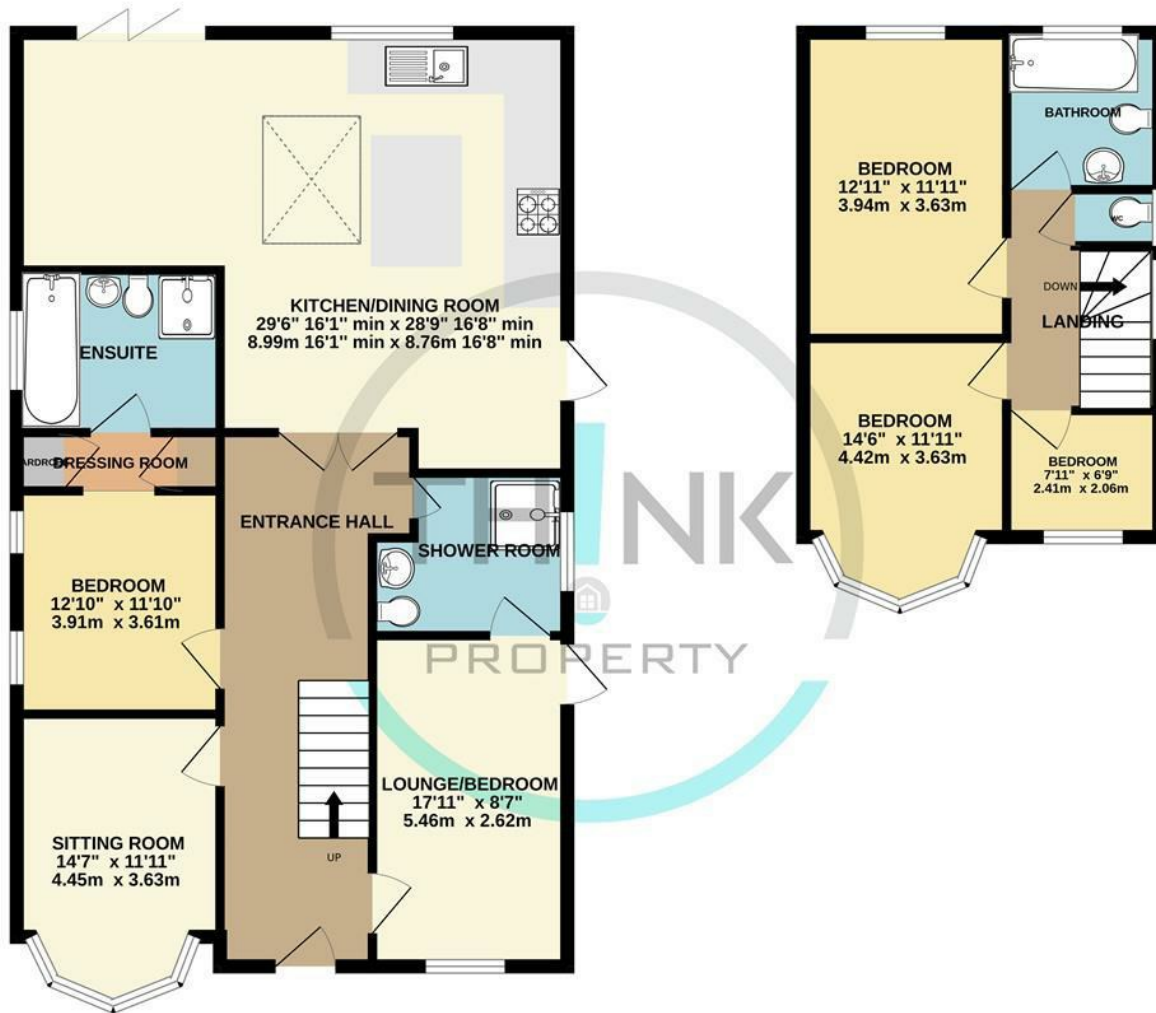
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GROUND FLOOR

1ST FLOOR

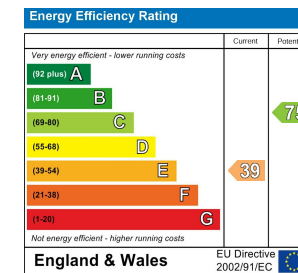


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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