

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

**\*\* Guide Price £550,000 - £575,000 \*\*** Detached imposing property with an abundance of space and a generous South facing garden located on the West of Norwich City Centre in the popular suburb of Costessey. The property has been dramatically increased in size and now offers flexible living and would suit families of multiple generations looking to combine their living arrangements yet retain their own privacy. The property has been completely modernised throughout and has Porcelain tiled flooring throughout the majority of the ground floor which also benefits from under floor heating. There is a show stopping kitchen family room to the rear of the home with bi folding doors to the rear and a sizeable ceiling lantern allowing light to flood into the room.

The kitchen comes with built in Miele appliances, a dishwasher and a coffee machine, inset lighting and ceiling fans, not to mention the built in speakers in the ceilings.

There are two further reception rooms which could be used as bedrooms, a large double bedroom with built in wardrobes and an en-suite bathroom, complete with bath and shower. There is also a secondary bathroom on the ground floor off the large entrance hall. Upstairs are two more double bedrooms and a good single, a family bathroom and a separate W.C.

The rear gardens are South facing and generous in size. There is a porcelain patio and then the rest of the grounds are mainly laid to lawn. There is a concrete pad directly outside the bi folding doors where the owner was going to extend further.

Situated in the suburb of Costessey with easy access to the A47 Southern Bypass which in turn links to all major roads out of Norwich and Norfolk.

## 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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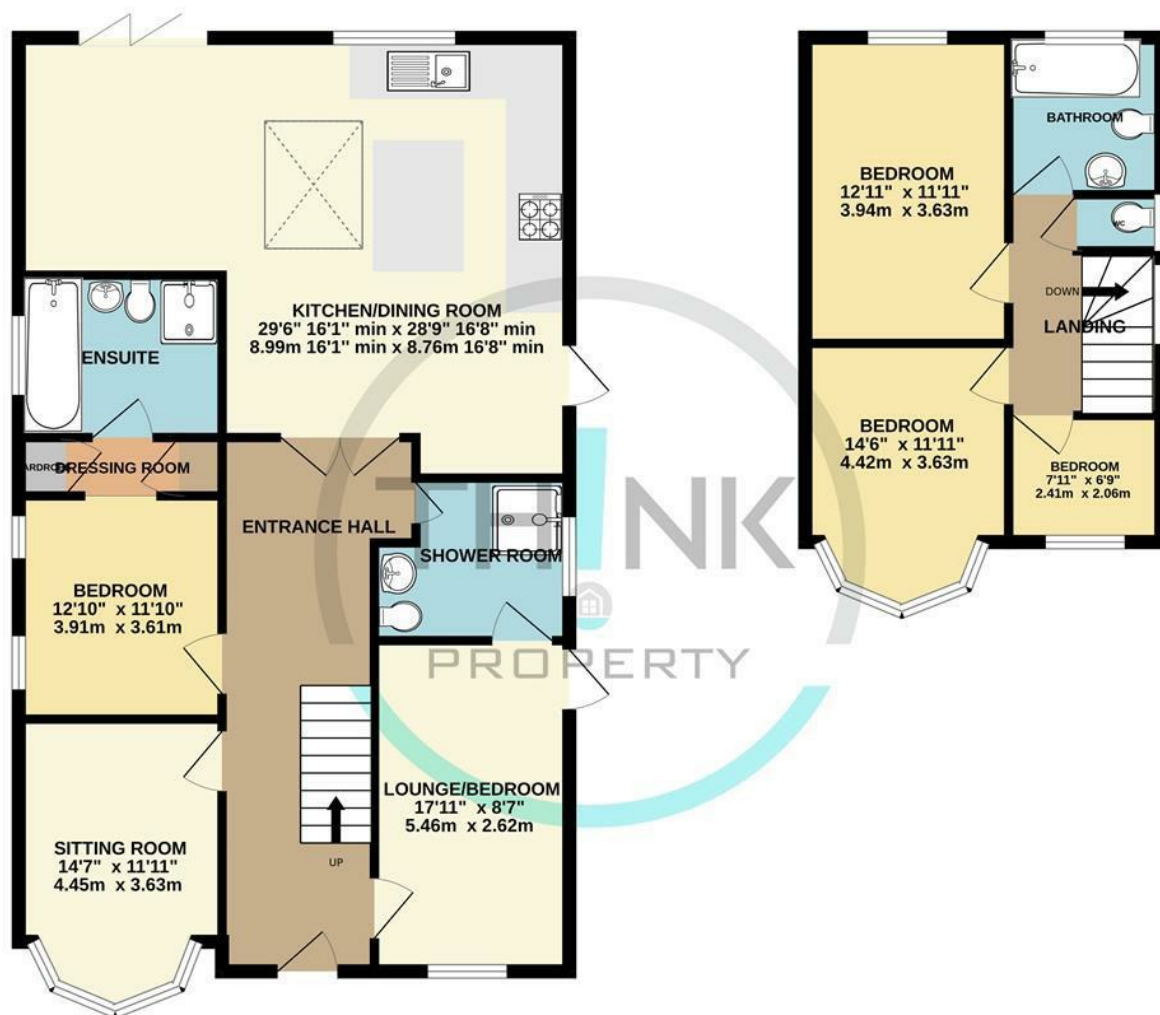
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GROUND FLOOR

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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Council Tax Band

C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 75                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 39      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

