



Dereham Road, Norwich NR2 4BU

welcome to

Dereham Road, Norwich

ELEVATED HALL ENTRANCE TERRACED HOME IN PROMINENT WEST CITY LOCATION William H Brown are pleased to present this period home offering garage parking and no onward chain!



Entrance Hall

Door to front aspect, radiator, doors to lounge and dining room, stairs to first floor landing.

Lounge

Double glazed bay window to front aspect, cast iron wood burner, radiator.

Dining Room

Double glazed window to rear aspect, radiator, door to kitchen;

Kitchen

Double glazed window to side aspect, fitted kitchen with a range of wall and base units, work surfaces over, inset one and a half bowl sink and drainer with mixer tap, double electric oven, five ring gas hob, glass splash back, stainless steel and glass cooker hood over, plumbing and space for dishwasher, space for fridge freezer, double glazed french doors to rear aspect leading to garden.

Landing

Stairs form entrance hall to first floor landing, doors to both bedrooms and bathroom

Bedroom One

Double glazed window to front aspect, radiator.

Bedroom Two

Double glazed window to rear aspect, loft access, radiator.

Bathroom

Double glazed window to rear aspect, suite comprising four piece suite with bath, separate shower cubicle, low level wc and pedestal sink, part tiled walls and tiled floor.

Outside

The rear garden offers an enclosed private space that offers both convenience and outdoor enjoyment. The garden is low maintenance and mainly laid to patio with the added advantage of a garage which is accessed via Wymer Street to the rear.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Dereham Road, Norwich

- ELEVATED HALL ENTRANCE TERRACED HOME
- TWO DOUBLE BEDROOMS AND BATHROOM OFF LANDING
- GARAGE
- PRIVATE REAR GARDEN
- DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING

Tenure: Freehold EPC Rating: D

guide price

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR105392 - 0002

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william h brown



01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



williamhbrown.co.uk