



Dereham Road, New Costessey Norwich NR5 0SQ

welcome to

Dereham Road, New Costessey Norwich

*****DETACHED FOUR BEDROOM FAMILY HOME IN A NON ESTATE SOUGHT AFTER LOCATION***** Offering spacious living throughout with three reception rooms, large enclosed rear garden, double garage and ample off road parking! Call today to arrange your viewing and avoid disappointment!



Entrance Porch

Door to front aspect, double glazed windows to front and side aspects, doors to wc and entrance hall;

Wc

Double glazed window to front aspect, suite comprising low level wc and pedestal sink, radiator.

Entrance Hall

Door from entrance porch, under stairs cupboard, built in storage cupboard, thermostat control, radiator, doors to study, kitchen, lounge and dining room, stairs to first floor landing.

Study

13' narrowing to 7' 7" x 10' 9" (3.96m narrowing to 2.31m x 3.28m)

Double glazed window to rear aspect, radiator, door to utility room;

Utility Room / Boot Room

9' 5" x 9' 8" narrowing to 6' 5" (2.87m x 2.95m narrowing to 1.96m)

Double glazed windows to front and side aspects, fitted with a range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, tiled splash back, extractor fan, door to side aspect

Kitchen

9' 9" x 14' 4" (2.97m x 4.37m)

Double glazed window to front aspect, fitted kitchen comprising a range of wall and base units, inset sink and drainer with mixer tap, freestanding electric cooker, integrated dishwasher, integrated fridge, floor standing gas fired central heating boiler,

Lounge

12' 9" max x 21' (3.89m max x 6.40m)

Double glazed windows to side and rear aspects, double glazed patio doors to rear aspect, two radiators.

Dining Room

9' 4" x 10' 4" (2.84m x 3.15m)

Double glazed window to side aspect, radiator.

Landing

Stairs leading from entrance hall to first floor landing, double glazed window to side aspect on stairwell, loft access, airing cupboard, radiator, doors to all bedrooms and bathroom.

Bedroom One

12' x 14' 4" (3.66m x 4.37m)

Double glazed window to front aspect, radiator, door to en suite;

En Suite

Double glazed window to front aspect, suite comprising shower cubicle with electric shower, low level wc, pedestal sink, fully tiled walls, shaver point, radiator.

Bedroom Two

12' 9" max x 11' (3.89m max x 3.35m)

Double glazed window to rear aspect, radiator.

Bedroom Three

12' 9" x 9' 5" (3.89m x 2.87m)

Double glazed window to rear aspect, radiator.

Bedroom Four

8' x 8' 4" (2.44m x 2.54m)

Double glazed Velux window to side aspect, radiator.

Bathroom

Double glazed Velux window to side aspect, suite comprising bath with electric shower over and folding glass shower screen, low level wc, pedestal sink, part tiled walls, shaver point, vinyl flooring, radiator.

External

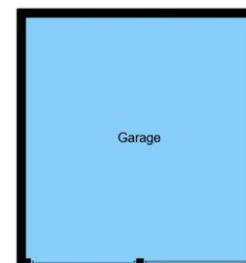
The property is approached via a sweeping driveway that provides ample off road parking and in turn provides access to the double garage and the front of the property. To the rear there is a generous sized garden laid to lawn and patio enclosed by brick wall and fencing. Within the garden there is a timber summer house and storage shed as well as the oil tank.



Ground Floor



First Floor



Garage

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



view this property online williamhbrown.co.uk/Property/UNR106771



welcome to

Dereham Road, New Costessey Norwich

- DETACHED HOUSE EXPANDING TO 1689 SQ FEET OF ACCOMMODATION
- THREE RECEPTION ROOMS
- FOUR BEDROOMS
- WC, FAMILY BATHROOM AND EN SUITE SHOWER ROOM TO PRINCIPLE BEDROOM
- SWEEPING DRIVEWAY PROVIDING AMPLE PARKING AND ACCESS TO DOUBLE GARAGE

Tenure: Freehold EPC Rating: D
Council Tax Band: E

£460,000



directions to this property:

Leave Norwich via the Dereham Road, at the first roundabout take the second exit and continue on Dereham Road. At the next roundabout take the third exit and stay on Dereham Road, where the property will be located on your left just before the traffic lights at the Roundwell Medical Centre.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/UNR106771](https://www.williamhbrown.co.uk/Property/UNR106771)



Property Ref:
UNR106771 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)