

FREEHOLD



House - Terraced

305 DEREHAM
ROAD, NORWICH,
NR2 3TJ

Offers In The Region Of
£290,000

FEATURES

- Bay Fronted Terrace House
- Entrance Hall
- Lounge and Kitchen/Dining
- Utility Room with WC Room
- Four Bedrooms
- Ensuite to the master
- Bathroom
- Enclosed Rear Gardens



4 Bedroom House - Terraced located in Norwich

Located on Dereham Road in the vibrant city of Norwich, this charming box bay fronted mid-terrace house offers a delightful blend of comfort and modern living. This property offers versatile living of either three or four well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The master bedroom boasts the added luxury of an ensuite shower room. This property is currently let as a student let and generating around £1550pcm with the potential for around £2000pcm.

The heart of the home is undoubtedly the generous kitchen and dining room, which creates an inviting atmosphere for both cooking and entertaining. This spacious area is ideal for family gatherings or hosting friends, ensuring that every occasion is memorable.

Step outside to discover the enclosed rear garden, a perfect sanctuary for outdoor enjoyment. Whether you wish to cultivate a garden, enjoy a morning coffee, or host summer barbecues, this outdoor space offers a wonderful extension of the home.

This property is not just a house; it is a place where memories can be made. With its prime location in Norwich, you will find yourself conveniently close to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in this charming city. Don't miss the opportunity to make this lovely home your own.

Entrance Hall

With front entrance door, doors leading to bedroom 4/reception room, lounge, kitchen/diner, understairs storage cupboard, picture rails, stairs leading to the first floor and exposed wooden floorboards.

Bedroom 4/Reception Room

With a box bay window to the front aspect, feature fireplace surround, picture rails, feature ceiling rose and a radiator.

Lounge

With sliding double doors to the rear garden, radiator, decorative ceiling rose, picture rails, coving and a feature fire place surround..

Kitchen/Dining Room

Fitted with a range of wall, base and drawer units with worktop over, stainless steel sink unit. Built in electric oven, electric hob and extractor over. Door to out to the rear garden, fireplace surround in the dining area, radiator, coving, window to side and opening leading through to lobby.

Rear Lobby

Radiator, window to the rear and door to utility room.

Utility Room with WC

Space and plumbing for a washing machine, space for tumble dryer, wall mounted boiler, low level WC, tiled splashbacks and double glazed window to the rear aspect.

Landing

With loft access, storage cupboard, picture rails and doors to all rooms.

Bedroom 1

With a sash style window to the front aspect, coving, radiator and door to the Ensuite Shower Room.

Ensuite

Fitted with a three piece suite comprising of shower cubicle, low level WC, hand wash basin, part tiled walls and sash style window to the front aspect.

Bedroom 2

With sash style window to the rear aspect, picture rails and radiator.

Bedroom 3

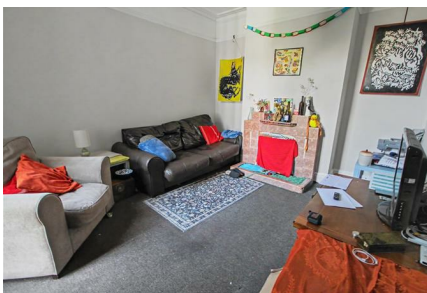
With sash style window to the rear aspect, radiator and feature fireplace surround.

Bathroom

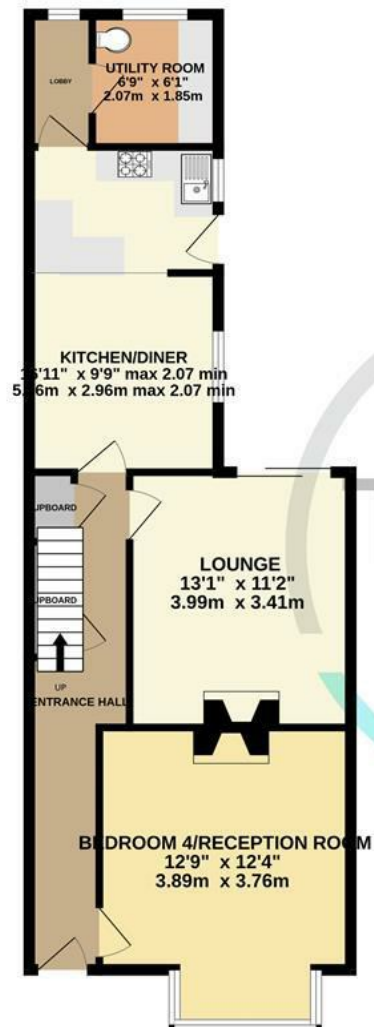
Fitted with a three piece suite, comprising of panelled bath, low level WC, hand wash basin, part tiled walls, radiator and sash window to the side aspect.

Outside

The property is approached by a pathway leading to the front entrance door. The front garden is laid with shingled for low maintenance and enclosed by hedging. To the rear the garden is mainly laid to lawn with a storage shed, outside tap, path leading to the rear access gate and fully enclosed by timber fencing.



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Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
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.

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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