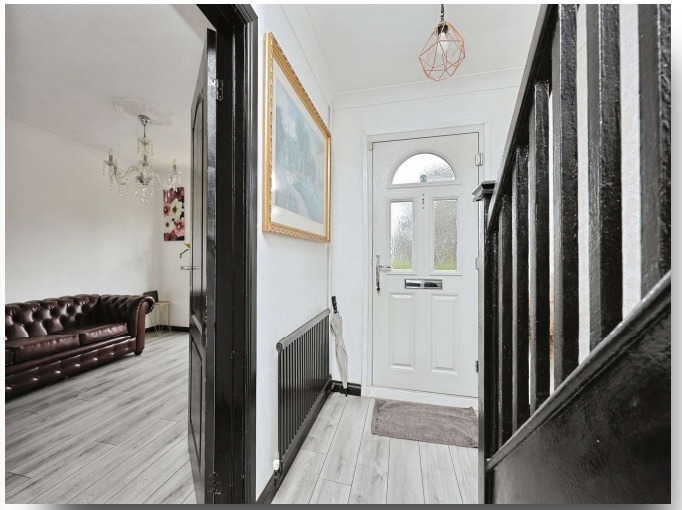
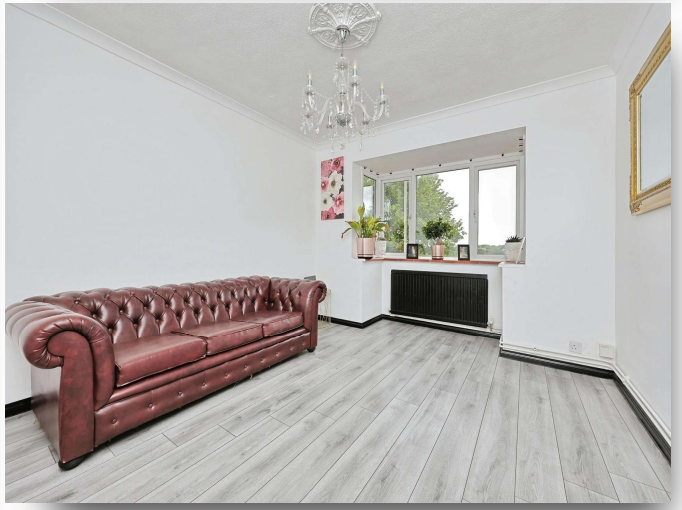




Dereham Road,Norwich NR5 8QG

william
h brown

welcome to

Dereham Road, Norwich

A BEAUTIFULLY PRESENTED DETACHED HOME LOCATED IN A PROMINENT WEST CITY LOCATION Offered to the market with no onward chain! Elevated form the road this family home offers versatile accommodation with generous sized rear garden and driveway parking!

Entrance Hall
Composite door to front aspect, under stairs storage cupboards, doors leading to lounge and sitting room, stairs to first floor landing.

Lounge
Double glazed bay window to front aspect, laminate floor, radiator.

Sitting Room
Open plan room feeding into the kitchen and dining room, laminate floor, radiator.

Kitchen
Double glazed window to side aspect, modern fitted kitchen comprising a range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, gas hob, electric oven, built in microwave, integrated dishwasher, washing machine and fridge freezer, radiator.

Dining Room
Double glazed french doors to rear aspect, laminate floor, radiator.

Rear Lobby
UPVC double glazed door to rear aspect, door leading to shower room.

Shower Room
Double glazed window to rear aspect, walk in shower with mains fed shower and hand held shower attachment, pedestal sink, low level wc, part tiled walls, tiled floor, extractor fan, heated towel rail.

Landing
Stairs leading from entrance hall to first floor landing, double glazed window to side aspect, over stairs cupboard, laminate floor, loft access, doors leading to all bedrooms and bathroom.

Bedroom One
Double glazed window to rear aspect, laminate floor, radiator

Bedroom Two
Double glazed window to front aspect, laminate floor, radiator

Bedroom Three
Double glazed window to rear aspect, laminate floor, radiator

Bathroom
Double glazed window to front aspect, suite comprising bath with mixer tap and shower attachment over, low level wc, pedestal sink, part tiled walls, vinyl flooring, chrome heated towel rail.

External
The property is approached via an open plan garden with steps leading to the front door and driveway parking leading to the garage. To the rear there is a large south facing garden with patio seating area and lawn garden.

welcome to

Dereham Road, Norwich

- DETACHED FAMILY HOME SET IN AN ELEVATED POSITION LOCATED TO THE WEST OF NORWICH CITY CENTRE
- AMPLE AND VERSATILE RECEPTION SPACE OFFERING A FLEXIBLE LAYOUT
- THREE RECEPTION ROOMS
- THREE FIRST FLOOR BEDROOMS
- GROUND FLOOR WALK IN SHOWER ROOM AND FIRST FLOOR FAMILY BATHROOM

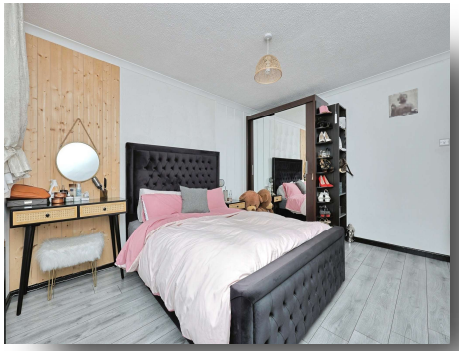
Tenure: Freehold EPC Rating: C
Council Tax Band: C

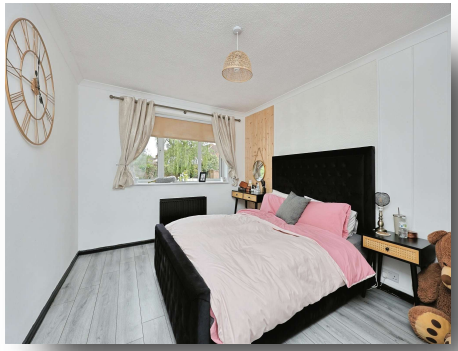
offers in excess of

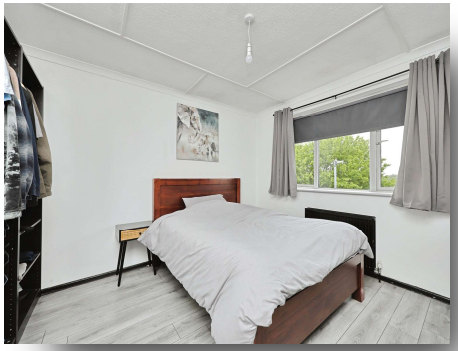
£300,000

directions to this property:

Proceed out of Norwich via the Dereham Road continuing over the ring road roundabout with Guardian Road taking a left hand turn towards Tollhouse Road where the property will be located in the slip road to your left.







Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/UNR107124

The Property Ombudsman

Property Ref:
UNR107124 - 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

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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.