



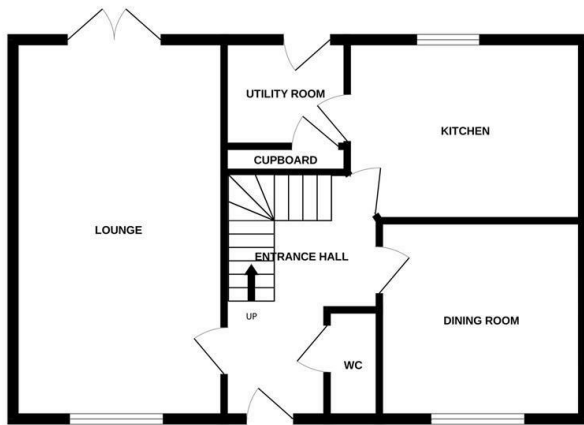
8 Dereham Road | Easton | Norwich | NR9 5EJ

£325,000

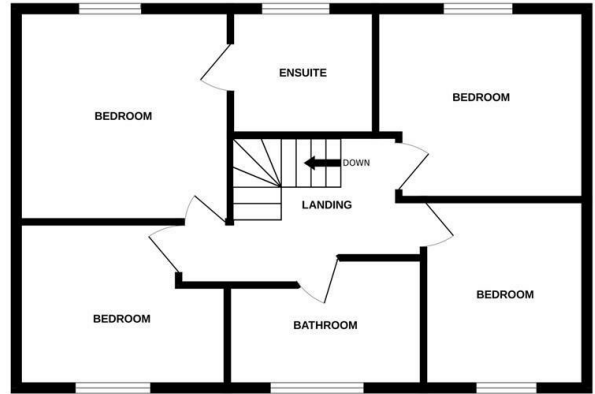
****SPACIOUS DETACHED HOUSE**** Gilson Bailey are delighted to offer this spacious four bedroom, detached house situated in the highly sought-after village of Easton. Offering generous and versatile accommodation throughout, the property comprises an entrance hall, lounge, dining room, kitchen, utility room and WC to the ground floor, while on the first floor there are four well-proportioned bedrooms and a family bathroom off the landing, with bedroom one benefiting from its own en-suite. Outside, the property enjoys a driveway providing ample off-road parking and leading to a garage, while the good-sized enclosed rear garden offers an excellent private outdoor space for families to enjoy. The house benefits from double glazing and oil heating, but would benefit from a programme of modernisation throughout, offering an exciting opportunity for buyers to update and personalise the property to their own taste and create a wonderful family home in this desirable village location. An early viewing is highly recommended.



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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Location

Easton is a popular village situated just to the west of Norwich, closeby to an array of amenities including schooling, Longwater Retail Park with Sainsbury's superstore, restaurants and gym. Also closeby to the idyllic village of Bawburgh with the award-winning King's Head public house and restaurant.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room, kitchen, WC and stairs to first floor.

Lounge 19'8" x 11'3"

Dining Room 9'10" x 9'4"

Kitchen 11'11" x 9'6"

Utility Room 6'3" x 4'11"

WC 5'9" x 4'0"

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 11'10" x 11'6"

En-Suite 7'1" x 4'11"

Bedroom Two 11'4" x 9'8"

Bedroom Three 9'9" x 9'2"

Bedroom Four 10'5" x 7'8"

Bathroom 8'9" x 6'8"

Outside Front

Lawned garden and driveway providing off road parking leading to a single garage.

Outside Rear

Patio area, lawned garden, enclosed by hedging and fencing with side gate access.

Local Authority

South Norfolk District Council, Tax Band D.

Tenure

Freehold

Utilities

Fibre to the property.
Mains water and electric.
Oil heating.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk District Council, Tax Band D

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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