



FREEHOLD

House - Detached

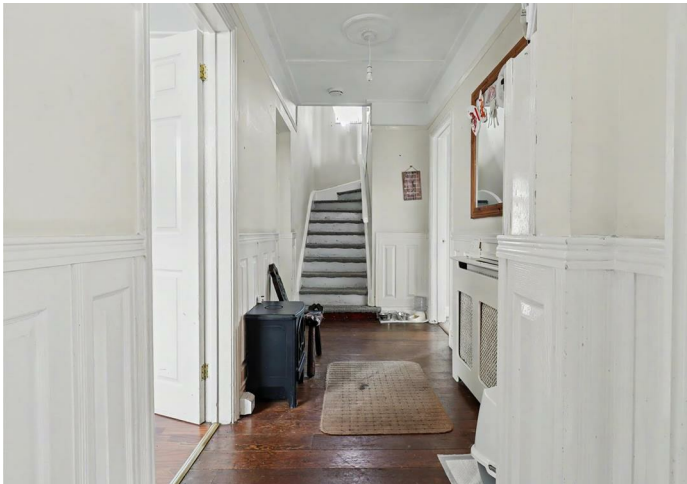
308 DEREHAM ROAD, NEW COSTESSEY, NORWICH, NR5 0SJ

Price Guide

£345,000

FEATURES

- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- Detached House
- Large gardens
- Lots of parking space
- Three Receptions
- Annexe Potential
- Kitchen
- 0.25 acre plot (stms)
- Four Bedrooms



4 Bedroom House - Detached located in Costessey, Norwich

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £345,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Welcome to Dereham Road in the charming area of New Costessey, Norwich, this substantial four-bedroom detached house, originally built in the 1930s as a former police residence, offers a unique blend of character and modern living. Spanning an impressive 1,744 square feet, this property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining.

The well-appointed layout includes four generously sized bedrooms, perfect for families or those seeking extra space for guests, multi generational option or a home office. With two bathrooms, morning routines will be a breeze, ensuring convenience for all occupants.

Situated conveniently close to local amenities, residents will find themselves just a stone's throw away from Longwater Retail Park, which offers a variety of shopping options. Additionally, the property enjoys easy access to the hospital and the University of East Anglia, making it an ideal choice for families, professionals, or investors alike. A short trip to Roys supermarket further enhances the appeal, ensuring that everyday necessities are within easy reach.

This one-of-a-kind property presents an excellent opportunity to create a warm and welcoming home or a lucrative investment. With its prime location and spacious living areas, it is sure to attract interest from a variety of buyers. We invite you to consider making this delightful house your new home.

Entrance Hall

Sealed unit double glazed door, stairs to first floor, doors to kitchen, dining room, family room and sitting room.

Family room

11'11 x 10'5

Sealed unit double glazed window to front.

Sitting room

13'11 x 15'15

Sealed unit double glazed window to rear, doors to annex kitchen

Dinning room

12'10 x 9'10

sealed unit double glazed window to front, door to wc

WC

Sealed unit double glazed window to side, hand wash basin and wc,

Kitchen

9'8 x 10' 10

Sealed unit double glazed windows to side and rear, range of kitchen units, stainless steel sink, space for gas oven, fridge, plumbing for washing machine and dishwasher, cupboard, door to garden.

Annex Kitchen

15'0 x 9'1

Sealed unit double glazed window to front, range of kitchen units, plumbing for washing machine, space for electric oven, fridge/freezer, door to porch, radiator.

Annex porch

8'10 x 3'10

Sealed unit double glazed door. storage cupboard, door to kitchen, door to shower room, door to bedroom one.

Annex shower room

Sealed unit double glazed window to side, shower , hand basin, wc tiled splashback.

Principal Bedroom (annexe)

15'11 x 15'3

Sealed unit double glazed window to rear, two double wardrobes.

First floor landing

Doors to bedrooms, shower room and WC

Bedroom 2

13'0 x 10'10

Sealed unit double glazed window to front, 2 double wardrobes.

Bedroom 3

10'0 x 11'0

Sealed unit double glazed window to rear.

Bedroom 4

12'3 x 10'10

Sealed unit double glazed window to front and side.

Shower room

Shower cubicle, hand wash basin, extractor fan, tiled splashback.

WC

Sealed unit double glazed window to front, hand wash basin, WC.

Outside

To the front of the property is a gravel driveway with plenty of room for cars, to the rear enclosed garden mainly laid to lawn with a corner shed.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the





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seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Agents Note

** Planning Permission granted Oct 2024 for Change of use of dwelling to care home (use class C2) including the erection of extensions and detached building to the rear. Reference PP-13503684 **



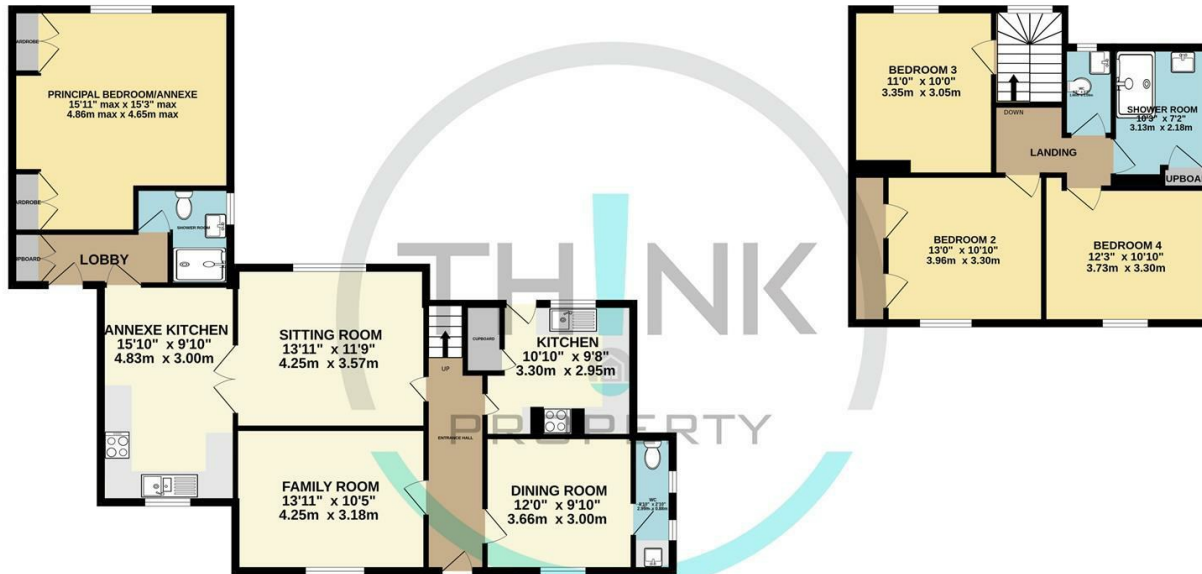
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Council Tax Band
C

GROUND FLOOR
 1105 sq.ft. (102.6 sq.m.) approx.

1ST FLOOR
 565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1670 sq.ft. (155.1 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.

