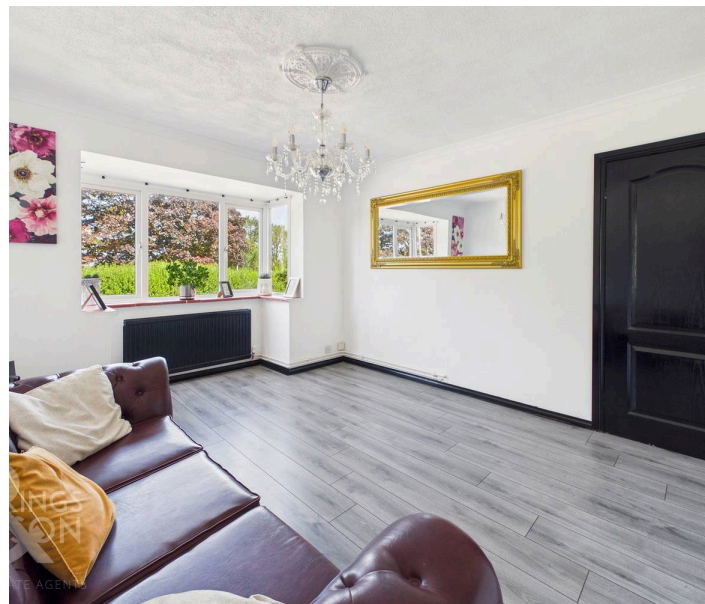
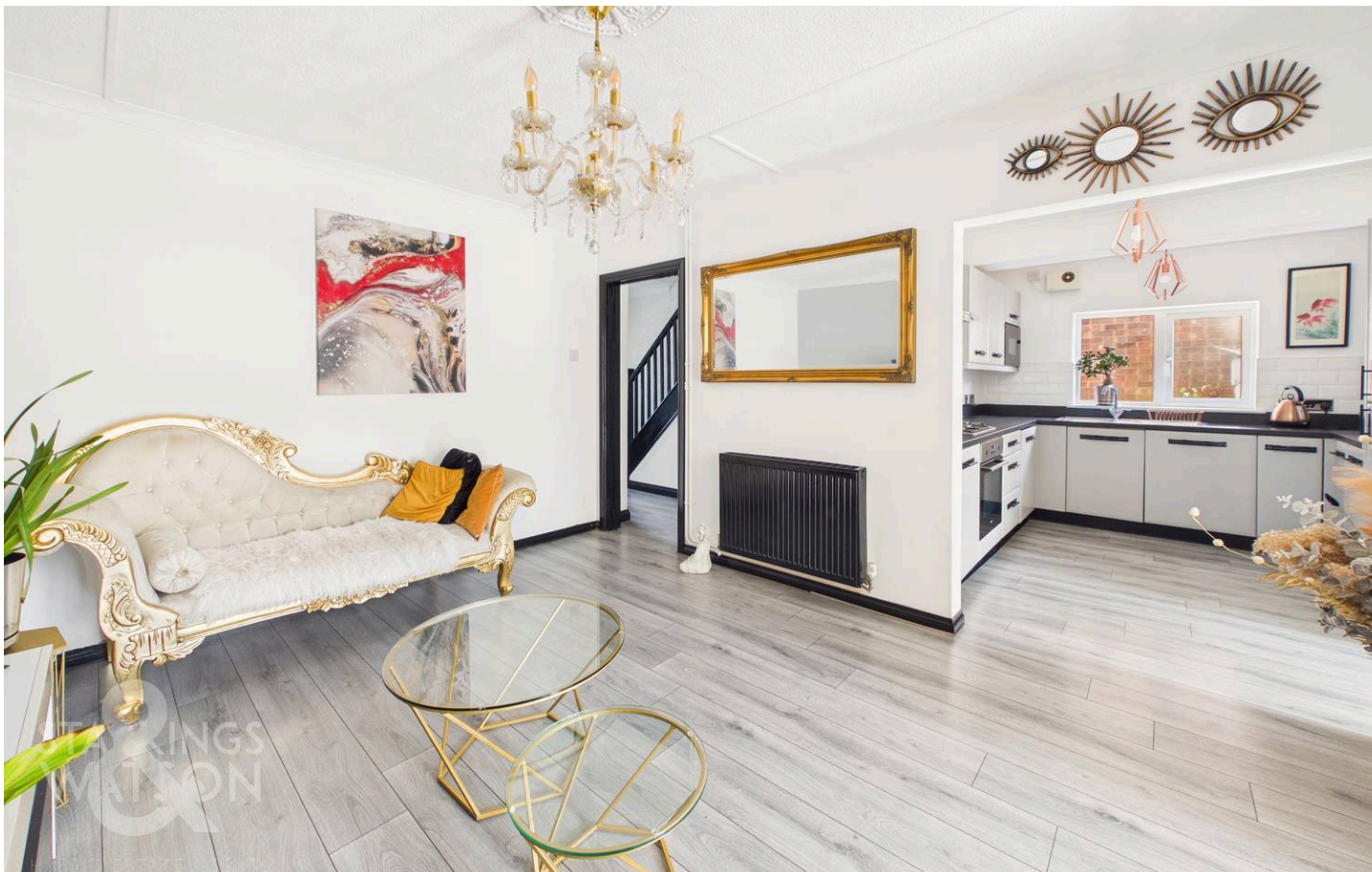




Dereham Road, Norwich - NR5 8QG



Dereham Road

Norwich

NO CHAIN! This TURNKEY DETACHED FAMILY HOME offers IN EXCESS OF 1,100 SQ. FT (stms) of beautifully presented living accommodation, perfectly positioned for EASY ACCESS TO NORWICH CITY and the RING ROAD. Step inside to find THREE RECEPTION ROOMS, including a BAY-WINDOW FRONTED SITTING ROOM that welcomes natural light, a versatile FAMILY ROOM ideal for relaxation or play, and a DINING ROOM with FRENCH DOORS that seamlessly connect indoor and outdoor spaces. The CONTEMPORARY FITTED KITCHEN boasts INTEGRATED APPLIANCES and AMPLE STORAGE, creating a practical and stylish culinary hub. From the landing, THREE BEDROOMS provide comfortable retreats for the whole family, whilst the REFITTED GROUND FLOOR SHOWER ROOM and a THREE PIECE FAMILY BATHROOM offer modern convenience and style. The property benefits from a VERSATILE CONVERTED GARAGE, currently serving as a HOME OFFICE, perfect for remote working or creative pursuits, along with DRIVEWAY PARKING for added practicality.

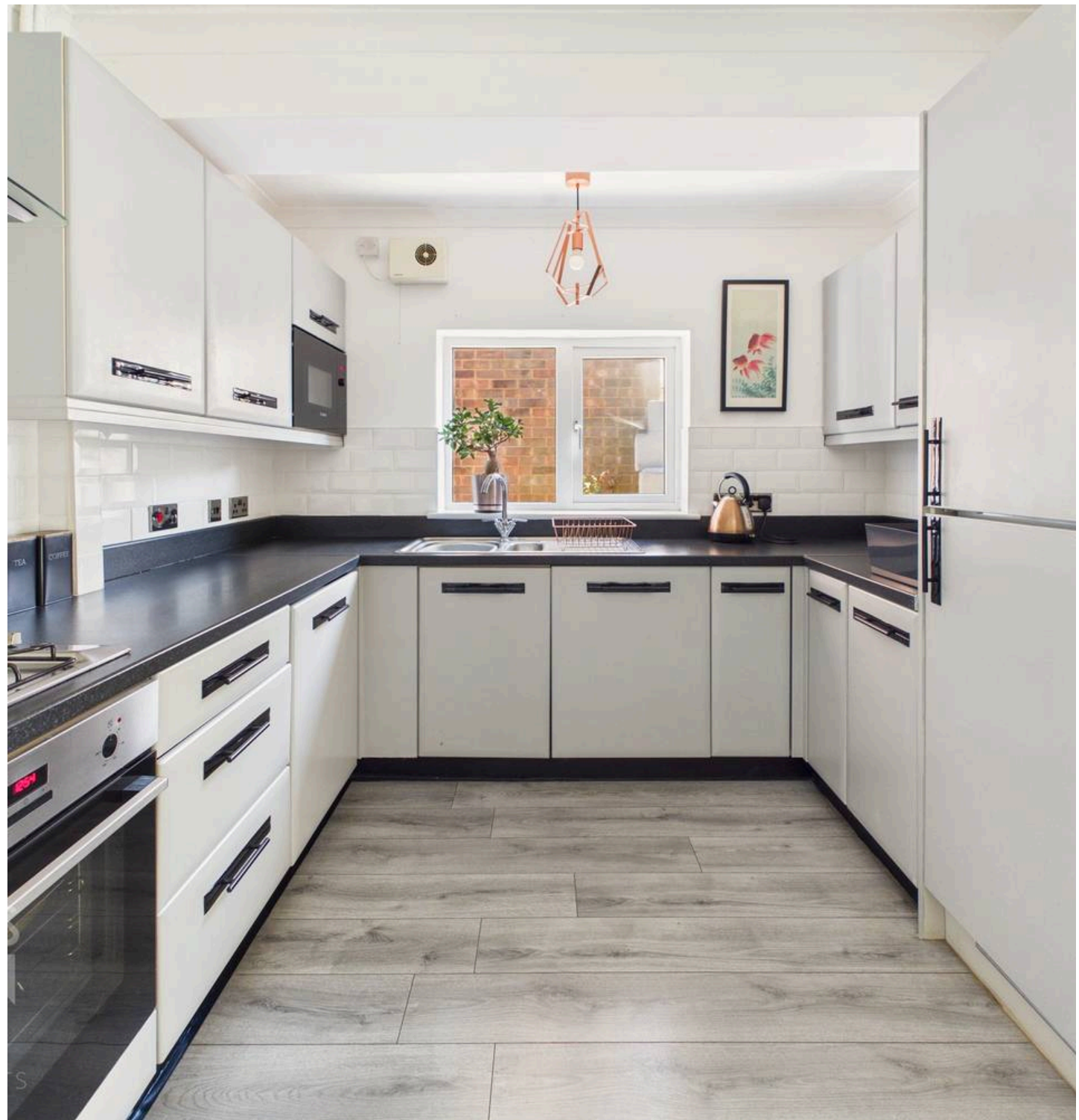
Every room is thoughtfully arranged to maximise space and flow, making this an inviting and versatile home for families and professionals alike. THE GREAT OUTDOORS is truly a highlight, with a WELL PROPORTIONED SOUTH FACING PRIVATE AND ENCLOSED GARDEN that extends your living space into a tranquil sanctuary.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Turnkey Detached Family Home Offering In Excess Of 1,100 Sq. Ft (stms) Of Living Accommodation
- Three Reception Rooms Including Bay-Window Fronted Sitting Room, Family Room & Dining Room With French Doors
- Contemporary Fitted Kitchen With Integrated Appliances & Ample Storage
- Three Bedrooms Opening From The Landing
- Refitted Ground Floor Shower Room & Three Piece Family Bathroom
- Well Proportioned South Facing Private & Enclosed Garden
- Versatile Converted Garage Currently Serving As A Home Office & Driveway Parking



Located on the fringe of Norwich City, this property is ideally placed within convenient distance to the main shopping district, University of East Anglia, Norfolk and Norwich hospital, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

SETTING THE SCENE

Set back from the road and enjoying an elevated position, the property offers driveway parking to one side, with access to the converted garage. The low maintenance shingle laid frontage is complemented by an array of established shrubs and planting, whilst a short flight of steps leads up to the main entrance, tucked beneath an open porch.

THE GRAND TOUR

Stepping inside, the light and bright entrance hallway immediately creates a modern and welcoming feel, providing an ideal meet-and-greet space for guests. Useful storage is tucked beneath the stairs, which rise to the first floor, whilst doors lead from the hallway to all three versatile reception spaces. The front facing, bay windowed sitting room benefits from continued wood effect flooring and comfortably accommodates a range of soft furnishing arrangements, creating a welcoming principal reception space. At the heart of the home is the impressive open plan family room, dining area and kitchen. The family and dining areas feature continued wood effect flooring, providing ample space for further soft furnishings alongside a formal dining table. uPVC double-glazed French doors open directly onto the garden, creating a pleasant connection between the living space and outside. The contemporary kitchen offers plentiful storage from a range of wall and base units, with worktop space wrapping around the room and complemented by tiled splashbacks for ease of maintenance. Integrated appliances include an oven, four burner gas hob, extractor, dishwasher and fridge/freezer.

A rear porch provides further access to the garden, as well as to the refurbished ground floor three piece shower room. This modern suite features an open shower with glass splashback and rainfall showerhead, a wall mounted heated towel rail and useful vanity storage beneath the wash hand basin.

Ascending to the first floor landing, carpeted flooring continues underfoot, whilst loft access is available overhead alongside a useful integrated airing cupboard. Two well proportioned double bedrooms comfortably accommodate a large bed and freestanding storage furniture, whilst the third bedroom provides a flexible space ideally suited to a single bedroom, home office or study. Completing the accommodation is the three piece family bathroom, finished with floor-to-ceiling tiling and featuring a shower over the bath, together with a wall mounted heated towel rail.

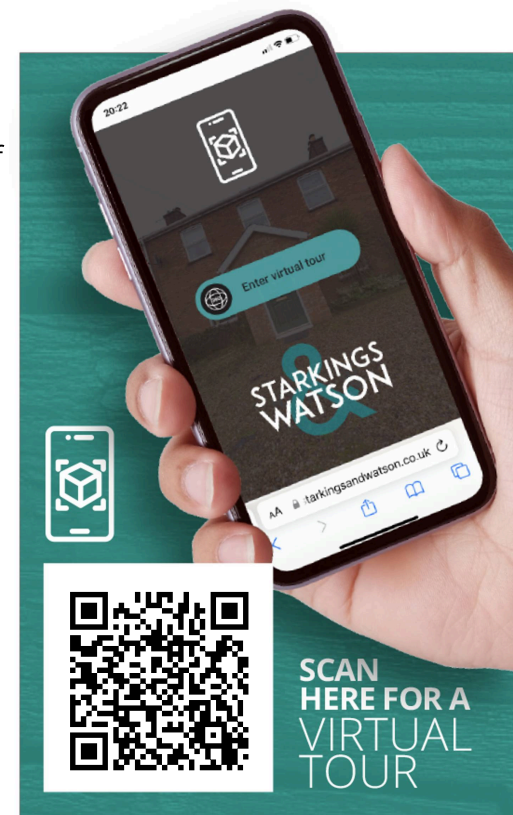
FIND US

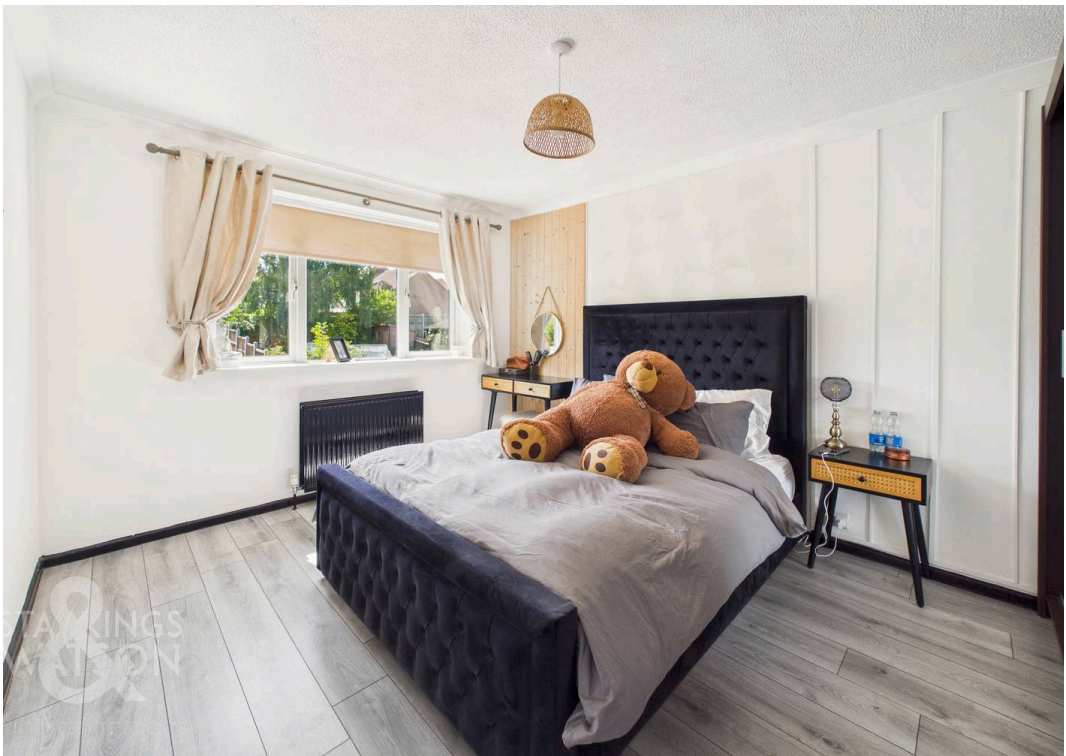
Postcode : NR5 8QG

What3Words : ///cafe.solar.trail

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



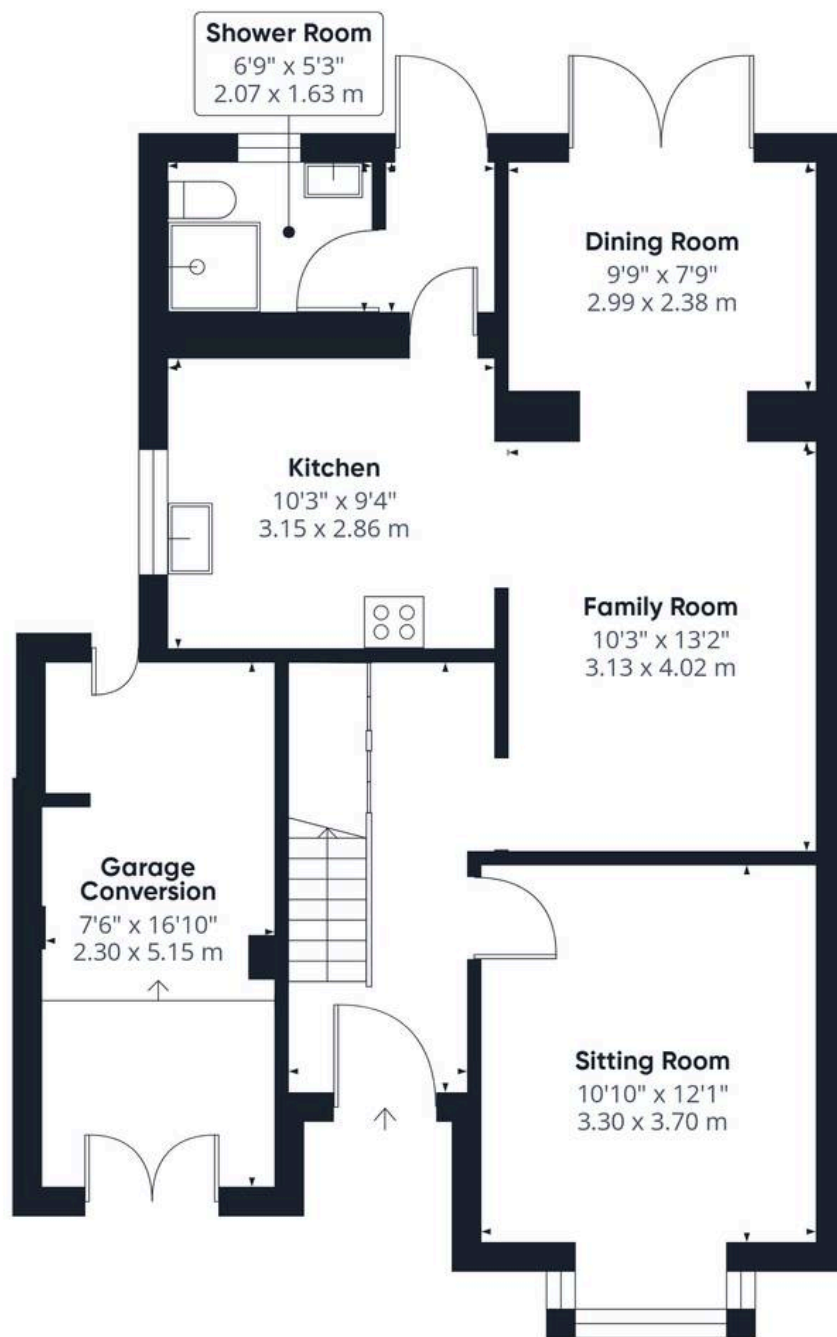




THE GREAT OUTDOORS

Stepping out from the dining room, the flagstone patio seating area sits to the front, perfect for alfresco dining or entertaining friends. With raised planting beds surrounding the porch enclosed with decorative gravel stones, two singular steps lead you to the expansive patio. Mature shrubs continue to outline this area tucked to either side for convenience with a second set of steps leading to a secondary plot perfect for further shrubs or a storage shed. The rear garden is fully enclosed with timber panel fencing for added privacy, making this the perfect sanctuary for those with green fingers or pet owners.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1132 ft²

105.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.