



62 Dereham Road

£325,000

Located in a popular area, this beautiful semi-detached house offers spacious and well-presented accommodation throughout, making it an ideal family home.

The property features a welcoming living room complete with a charming fireplace and attractive bay-fronted window, creating a warm and inviting atmosphere.

A separate dining room benefits from patio doors opening directly onto the rear garden, providing an excellent space for entertaining and family gatherings, along with a fireplace too.

The modern fitted kitchen is stylishly designed with ample storage and workspace.

To the first floor are three well-proportioned bedrooms and a contemporary four-piece bathroom suite, offering both comfort and practicality for modern family living.

Externally, the property boasts a well-maintained rear garden, ideal for relaxing and outdoor enjoyment.

Further benefits include a garage, car port, and off-road parking, ensuring ample parking and storage solutions.

Early viewing is highly recommended to fully appreciate all this wonderful home has to offer.

NB: There is a right of way across the front of the property which is a private road where other residents can access their properties.



Services

Gas central heating. Mains electricity, water and drainage are connected to the property.

Situation

New Costessey is a highly sought-after suburb located to the west of Norwich, approximately 4 miles from the city centre, making it an excellent choice for commuters. The area offers a wide range of local amenities, including supermarkets, shops, healthcare facilities, and leisure opportunities, all within easy reach. Families are particularly well catered for, with several well-regarded primary and secondary schools nearby. There are convenient shopping facilities close by, including a Tesco Extra and various local stores, while the nearby Longwater Retail Park provides additional retail and dining options. With good transport links and access to green open spaces, New Costessey is a popular and well-connected location.

This property is being marketed by our Reepham office and the property reference is AR0295.

For further information and to arrange your viewing, please contact our friendly and professional staff.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.

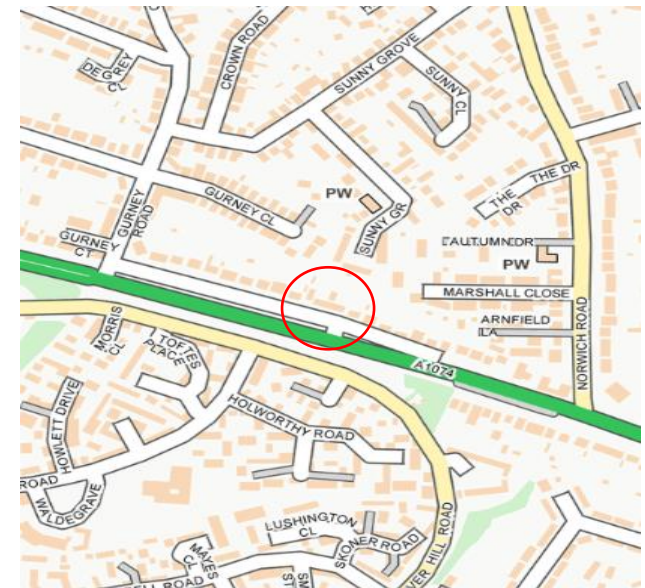


Approximate total area⁽¹⁾
1343 ft²
124.7 m²

(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.

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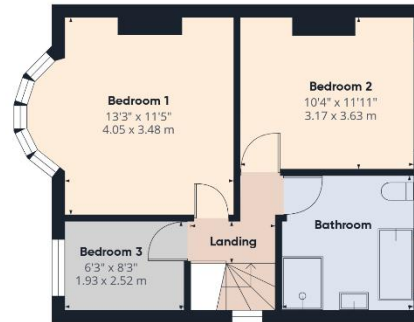
Energy Efficiency Rating

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

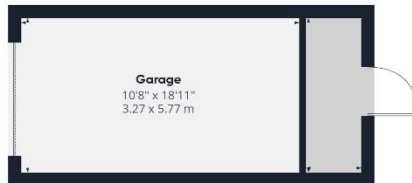
TBC



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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