



Dereham Road, Norwich NR5 8QE

welcome to

Dereham Road, Norwich

GUIDE PRICE £350,000-£375,000 - AN EXTENDED DETACHED FAMILY HOME LOCATED IN A PROMINENT WEST CITY LOCATION OFFERED TO THE MARKET WITH NO ONWARD CHAIN Welcomed by an ample driveway this family home offers fluid and versatile living spaces ideal for local amenities.



Entrance Hall

Composite door to front aspect, double glazed window to front aspect, under stairs cupboard, integral door to garage, radiators, stairs to first floor landing, doors to wc, sitting room and kitchen;

Wc

Suite comprising low level wc, wash hand basin, tiled floor, fully tiled walls.

Sitting Room

12' x 10' 5" (3.66m x 3.17m)

Double glazed window to front aspect, radiator.

Kitchen

10' 4" x 10' 5" (3.15m x 3.17m)

Double glazed window to side aspect, fitted kitchen comprising a range of wall and base units, work surfaces over, inset sink and drainer, under counter space for fridge and freezer, electric oven and electric hob, tiled floor, open to dining room;

Dining Room

10' 4" x 8' 8" (3.15m x 2.64m)

Wall lighting, fitted alcove cupboards and shelving, radiator, open to lounge;

Lounge

12' 7" x 18' 6" (3.84m x 5.64m)

Double glazed patio doors to rear aspect leading to garden, wall lighting, radiators.

Landing

Stairs leading from entrance hall to first floor landing, double glazed window on stairwell, doors to all bedrooms and bathroom.

Bedroom One

10' 5" x 13' 2" max (3.17m x 4.01m max)

Double glazed window to rear aspect, radiator.

Bedroom Two

12' x 11' 2" (3.66m x 3.40m)

Double glazed window to front aspect, airing cupboard housing gas fired central heating boiler, radiator.

Bedroom Three

7' 1" x 4' 6" (2.16m x 1.37m)

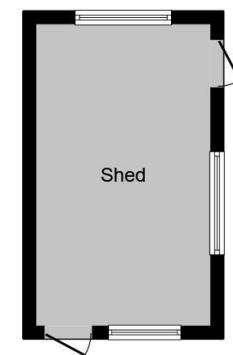
Double glazed window to front aspect, radiator.

Bathroom

Double glazed window to rear aspect, suite comprising bath, shower cubicle with electric shower, vanity sink unit, low level wc, radiator.

External

The property is approached via a gated driveway providing ample parking with access to the front door and attached garage. To the rear of the property is a large south facing garden which is laid to lawn and patio and benefits from an outbuilding providing storage.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Dereham Road, Norwich

- ESTABLISHED DETACHED FAMILY HOME
- PROMINENT WEST CITY LOCATION
- EXTENDED GROUND FLOOR ACCOMMODATION
- THREE FIRST FLOOR BEDROOMS
- GROUND FLOOR WC AND FIRST FLOOR FOUR PIECE BATHROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£350,000



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directions to this property:

Proceed out of Norwich via the Dereham Road continuing over the ring road roundabout with Guardian Road where the property will be located on your left hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:
UNR106706 - 0006

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



01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



williamhbrown.co.uk