

FREEHOLD



House - Terraced

DEREHAM ROAD NORWICH NR2 3TG

Offers In Excess Of

£210,000

FEATURES

- Golden Triangle
- Two Bedrooms
- New Carpets
- All Off Landing
- Bi Sected Garden
- Bay Fronted
- New Kitchen
- Re-Decorated
- Two Receptions
- No Chain



2 Bedroom House - Terraced located in Norwich

Welcome to Dereham Road in the Fine city of Norwich, this Victorian bay fronted terraced home offers a perfect blend of modern convenience and classic character. Spanning an impressive 850 square feet, this property is ready for you to move in, boasting the added advantage of no onward chain.

Upon entering, you are greeted by a welcoming sitting room with period style fireplace that leads seamlessly into the dining room, creating an inviting space for both relaxation and entertaining. The current owners have thoughtfully redecorated the home, including the restoration of the floorboards in both reception rooms, adding a touch of elegance to the interior.

The heart of the home is undoubtedly the newly fitted kitchen, which is both stylish and practical. It features modern appliances and ample space for additional ones, making it a perfect spot for culinary enthusiasts.

Upstairs, you will find two well-proportioned bedrooms, both accessible from the landing, along with a contemporary bathroom that boasts a four-piece suite, including a separate shower. This thoughtful layout provides flexibility and comfort for all residents.

The outdoor space is equally appealing, with a newly fenced garden that has been gravelled for easy maintenance. A shed is included, providing additional storage options. Access to the garden is via a side passageway, shared with just one neighbour, ensuring a sense of privacy. The frontage is walled and gated to the entrance.

This charming bay fronted home is a must-see and should undoubtedly be at the top of your viewing list. With its blend of modern updates and classic features, it presents an excellent opportunity for those seeking a comfortable and stylish residence in Norwich.

Sitting Room

Entrance door to the sitting room, sealed unit double glazed bay window to the front, stripped wooden floorboards, cast iron period style fireplace with surround and mantle over, with hearth and radiator. Door to the inner lobby.

Inner Lobby

Stairs to the first floor newly carpeted and door to the dining room.

Dining room

Sealed unit double glazed window to the rear, stripped wood floor boards, understairs cupboard, chimney breast and door to the kitchen.

Kitchen

Door to the side out to the rear garden. Newly fitted kitchen, range of base and wall mounted units, worksurface with sink unit, integrated appliances to include, hob with extractor fan over with oven below and space for further appliances. Tiled splash backs.

Landing

Doors to both bedrooms and the bathroom.

Principal Bedroom

Sealed unit double glazed window to the front, radiator.

Bedroom Two

Sealed unit double glazed window to the rear and radiator.

Bathroom

Sealed unit double glazed window to the rear, panel bath, wc and wash hand basin. Radiator. Half panelling to walls.

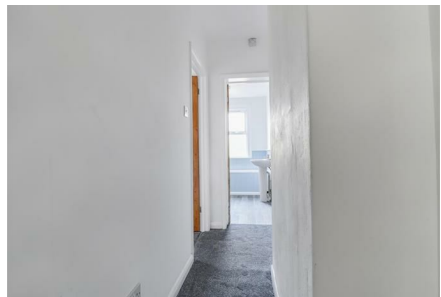
Outside

Garden with gated entrance, pathway leading to entrance. Side access via shared passageway to the right hand side giving access round to the rear garden. Rear garden is bi-sected but self contained, gravelled with brick built shed to remain.





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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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Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.

