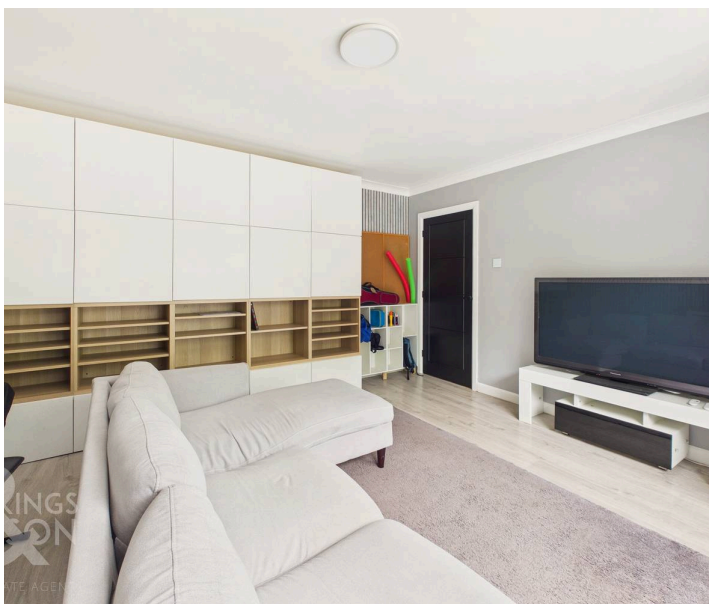




Dereham Road, New Costessey - NR5 0SY



Dereham Road

New Costessey, Norwich

NO CHAIN! Quietly positioned on a no through road, this EXTENDED and MODERNISED SEMI-DETACHED HOUSE offers exceptional flexibility and comfort, including a DETACHED ANNEXE offering a perfect opportunity for MULTI-GENERATIONAL LIVING. Step through the welcoming HALLWAY ENTRY, where stairs rise to the first floor and every room is easily accessed, complemented by ATTRACTIVE and NEUTRAL DÉCOR throughout. The heart of the home is the MODERNISED OPEN PLAN KITCHEN/DINING ROOM, complete with INTEGRATED APPLIANCES and EXTENSIVE STORAGE, perfect for those who love to entertain. In addition, a further TWO RECEPTION ROOMS include a BAY-WINDOW FRONTED SITTING ROOM, ensuring plenty of natural light and a bright CONSERVATORY overlooking the garden. Upstairs, FOUR WELL PROPORTIONED BEDROOMS are arranged off a central landing, including a MAIN BEDROOM boasting a REFITTED ENSUITE SHOWER ROOM for added luxury, while the THREE PIECE FAMILY BATHROOM includes a shower over the bath and serves the remaining bedrooms.

Heading outside, DRIVEWAY PARKING to the front leads to the through GARAGE/ CARPORT. Whilst to the rear, the PRIVATE and FULLY ENCLOSED GARDEN is well proportioned with laid lawn and mature tree's and plantings.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Extended & Modernised Semi-Detached House
- Modernised Open Plan Kitchen/ Dining Room With Integrated Appliances
- Detached One Bedroom Annexe Ideal For Multi Generational Living
- Two Reception Rooms Including a Bay-Window Fronted Sitting Room & Conservatory
- Four Bedrooms Off Landing Including Main Bedroom With Refitted Ensuite Shower Room
- Substantial Private & Enclosed Rear Garden
- Driveway Parking & Integral Garage/Carport

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling.



A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

SETTING THE SCENE

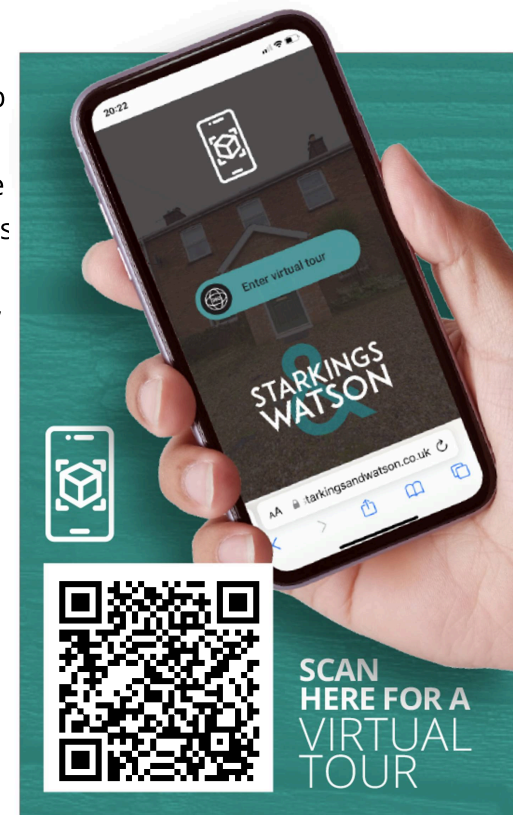
Tucked away at the end of this quiet no through road, the property is set back behind a low maintenance frontage laid to shingle and artificial lawn. A hardstanding driveway provides ample off road parking for multiple vehicles and leads through to the garage and carport, which is accessed from an up and over door. The main entrance can be found at the front of the home, sheltered under an open porch.

THE GRAND TOUR

Stepping inside, the light and bright entrance hall features a contemporary, neutral theme with stairs rising to the first floor and useful integrated storage tucked beneath, ideal for coats and shoes. Wood effect flooring runs underfoot and continues throughout the ground floor, leading into the well sized, front facing sitting room. Here, a uPVC double glazed bay window ensures the space is bathed in natural light, while the room itself provides ample space for a variety of soft furnishing layouts alongside a dedicated home office/ desk setup. At the end of the hallway, you are welcomed into the open plan kitchen and dining room. This space benefits from a tucked away integrated pantry, while the kitchen offers extensive storage from a range of base units that extend seamlessly into the dining area, further benefitting from integrated appliances including a dishwasher, oven, an inset glass hob and extractor above. An open archway connects to the dining area, which offers plenty of room for a formal table and an 'American style' fridge/ freezer. From here, sliding glass doors lead into a rear conservatory currently utilised as a home gym, though it could easily serve as a further reception room, with another set of sliding doors opening directly onto the garden patio.

Ascending the stairs to the first floor landing, loft access is available overhead, while doors give way to four well proportioned bedrooms. To the right, the main bedroom enjoys a front facing aspect, comfortably housing a large double bed and freestanding storage solutions. A newly replaced internal door opens into a modernised ensuite shower room, complete with tiled flooring and splashbacks, a double walk in shower, twin sinks and vanity storage beneath. Also accessed from the landing are two further double bedrooms, as well as a front facing single bedroom currently utilised as a home office or study. Completing the main house accommodation, the centrally located three piece family bathroom features a shower over the bath with a glass screen, tiled flooring and handy vanity storage below the sink.

Located in the garden, the detached annex opens to an enclosed porch, ideal for storing outdoor wear. A further internal door leads into a versatile, open plan living, dining, bedroom and kitchenette space. The kitchenette includes storage from wall and base units, worktop space, a stainless steel sink with a mixer tap and under counter space for a fridge. Another internal door leads to a three piece ensuite shower room, which features a glass enclosed shower cubicle with LED spotlighting overhead, vanity storage below the sink and plumbing for a washing machine.







THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by a combination of brick walling and timber panel fencing. The space opens onto a substantial flagstone patio, which is ideal for outdoor furniture to enjoy the summer months, while the rear of the garage stands open to provide a highly flexible space for storage or additional undercover vehicle parking. Mature hedging along the left hand boundary ensures an excellent degree of privacy. Continuing down the garden, the area is predominantly laid to a well maintained lawn and includes a timber built storage shed, leading to the foot of the garden where a selection of mature trees line the rear aspect.

FIND US

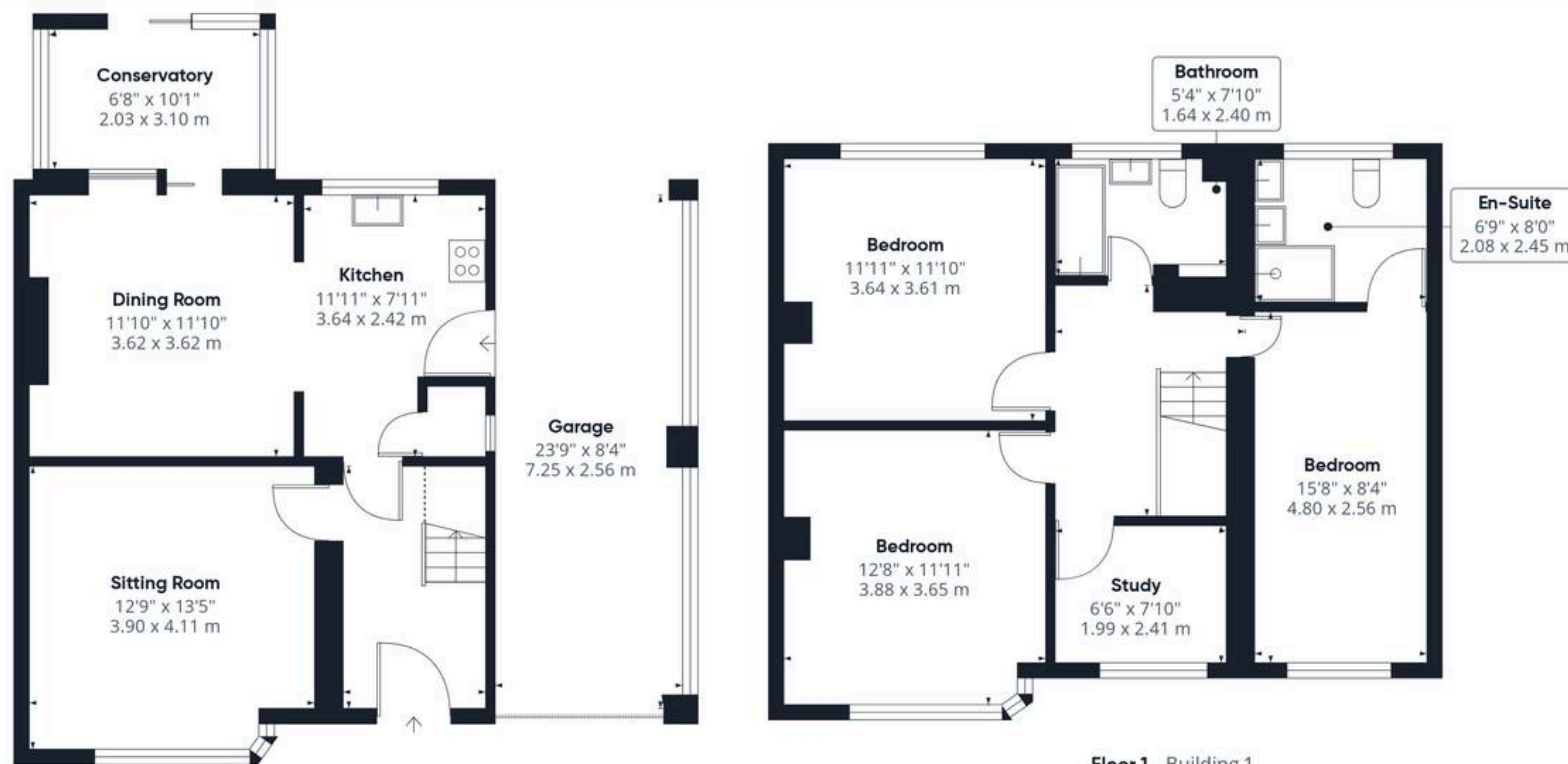
Postcode : NR5 0SY

What3Words : ///rift.boil.parent



VIRTUAL TOUR

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



Floor 1 Building 1

Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1607 ft²

149.3 m²

Reduced headroom

12 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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