



Dereham Road, New Costessey - NR5 0SX

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Dereham Road

New Costessey, Norwich

NO CHAIN! This EXTENDED and REMODELLED SEMI-DETACHED HOUSE offers IN EXCESS OF 1,400 Sq. Ft (stms) of versatile living accommodation, presenting an exciting opportunity for those seeking a spacious home ready for updating and modernising to MAKE YOUR OWN. Step inside to a welcoming ENTRANCE HALL with stairs rising and leading to a generous 17' SITTING ROOM, perfect for relaxing or those who love to entertain, complemented by an adjacent VERSATILE HOME OFFICE/STUDY. The impressive 24' KITCHEN/DINING ROOM forms the heart of the home, seamlessly opening into the uPVC double glazed GARDEN ROOM, flooded with natural light and offering direct access from FRENCH DOORS to the garden. A separate UTILITY ROOM provides practical space for white goods and storage needs. The ground floor also features a DOUBLE BEDROOM and a three piece SHOWER ROOM, providing an excellent solution for MULTI-GENERATIONAL LIVING or guests. Upstairs, THREE BEDROOMS open from the landing, all well proportioned and served by a three piece FAMILY BATHROOM.



The layout ensures privacy and flexibility for families of all sizes, while the generous proportions throughout promise comfort and room to grow. Heading outside, the property is positioned on a SUBSTANTIAL PLOT offering front gardens and DRIVEWAY PARKING for multiple vehicles. To the rear, the deceptively large GARDEN offers a PRIVATE outlook and is FULLY ENCLOSED.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Extended & Remodelled Semi-Detached House
- In Excess Of 1,400 Sq. Ft (stms) Of Living Accommodation
- Ready For Updating/ Modernising To Make Your Own
- 17' Sitting Room & Versatile Home Office/ Study
- 24' Kitchen/ Dining Room Opening To The Garden Room
- 3/4 Bedrooms
- Substantial & Mature Private Gardens

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

Set back from the road, the property features a low level enclosed frontage that opens onto a shingle driveway, providing ample parking for multiple vehicles. This is complemented by a low maintenance front garden where raised brick borders house a variety of shrubs and plantings. The main entrance is conveniently located at the front of the home, beneath an open porch.

THE GRAND TOUR

Stepping through the enclosed porch, practical tiled flooring runs underfoot, and space ideal for storing coats and shoes, further access leads to a versatile 12' study. This front facing room is finished with carpeted flooring and offers the flexibility to be used as a home office or an additional ground floor bedroom. A further door leads into the capacious hallway, an inviting meet and greet space featuring stairs rising to the first floor and integrated storage tucked away beneath. To the right, the well proportioned 17' sitting room is centred around an exposed feature fireplace and offers ample room for various soft furnishing layouts. Adjacent to this, a ground floor double bedroom overlooks the garden through uPVC double glazed windows, providing plenty of space for a double bed and storage furniture and could be used as a further reception room. At the end of the hallway, an internal door opens into the heart of the home, an impressive 24' open plan kitchen and dining area. The kitchen is fitted with a range of wall and base units topped with tiled work surfaces and splashbacks for ease of maintenance, including space for freestanding appliances and a fitted extractor overhead. A charming feature wooden beam marks the transition into the dining area, which is flooded with natural light from a dual aspect

that includes floor-to-ceiling windows to one side, and providing ample room for a formal table. From here, internal French doors open into a bright uPVC double glazed garden room boasting tiled flooring, panoramic garden views and further French doors leading directly onto the garden patio. Complementing the kitchen is a separate utility room space equipped with a stainless steel sink, additional wall and base storage cupboards and undercounter space with plumbing for white goods. This area also provides access to the garden and a further door leading to a conveniently positioned wet room style shower room with floor to ceiling tiling surrounding the shower, making the layout ideal for multi generational living.

Ascending the stairs to the carpeted first floor landing, you will find loft access overhead and doors opening to three well proportioned bedrooms. The two double bedrooms boast original wood flooring and radiators, with the main bedroom featuring a further characteristic fireplace. The final room is a versatile space perfect as a single bedroom, nursery, or home office. Completing the interior is the family bathroom, which offers a white three piece suite, vanity storage below the sink and continued wood flooring.

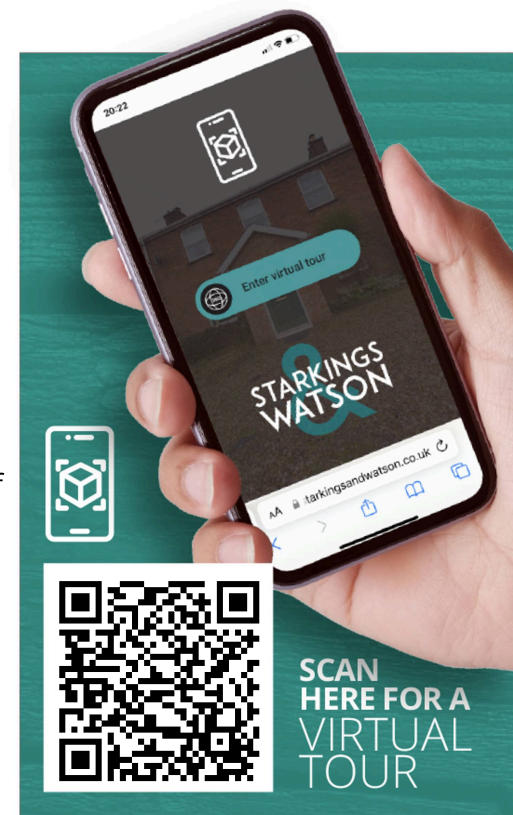
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VIRTUAL TOUR

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

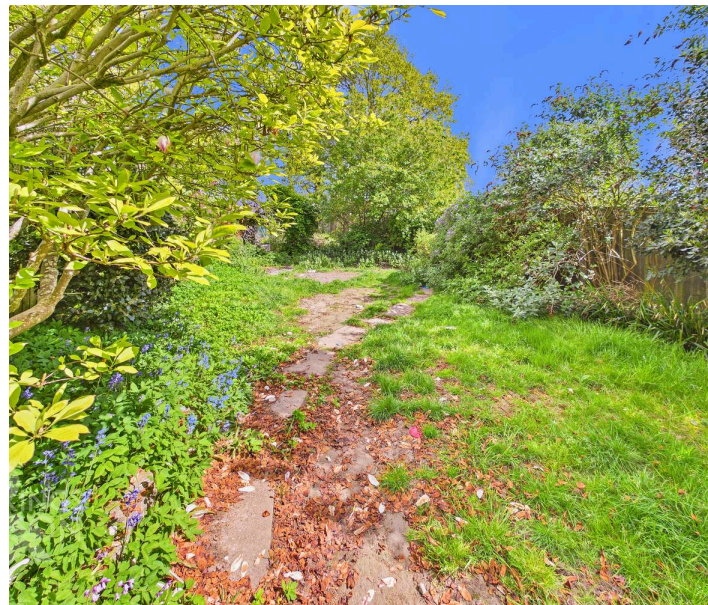


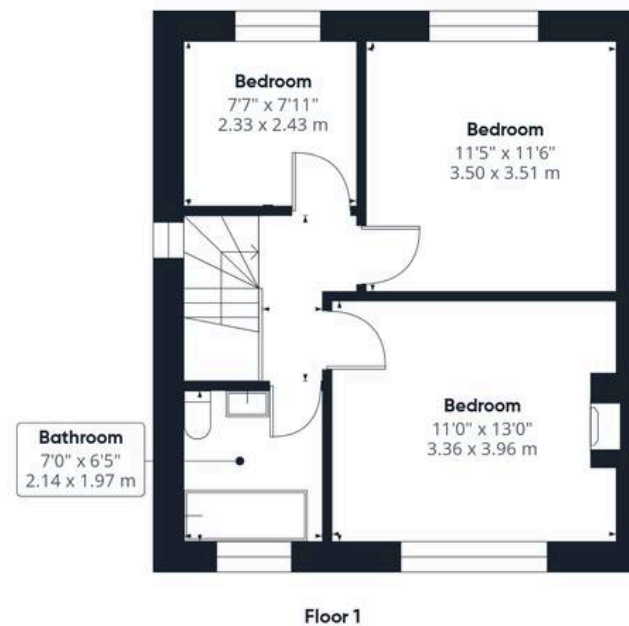
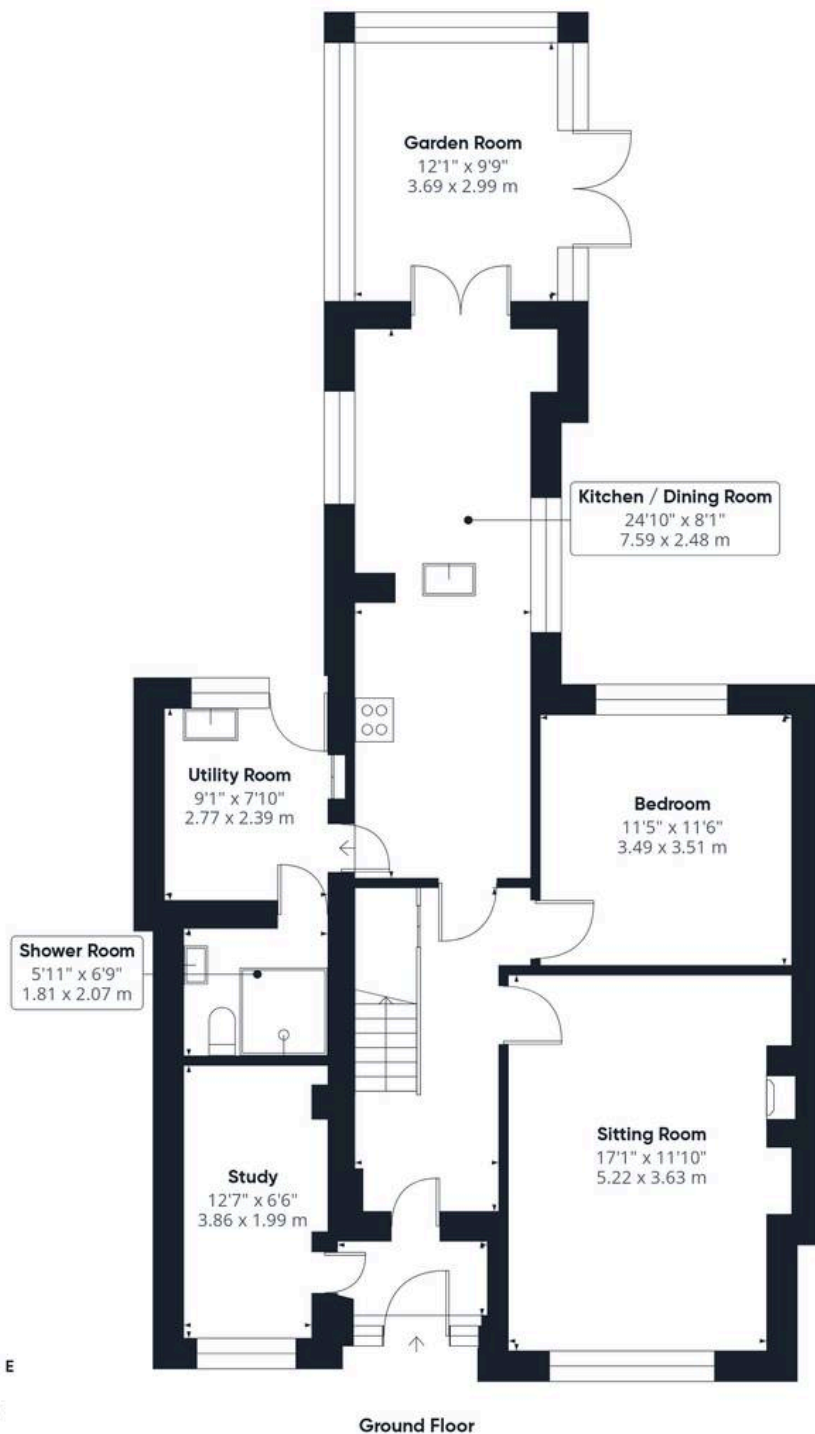




THE GREAT OUTDOORS

Stepping outside, a substantial flagstone patio wraps around either side of the property and extends beyond the garden room, providing a generous area for outdoor furniture to enjoy the summer months, complete with a charming timber summer house. From here, a pathway winds down through the deceptively sized plot, which offers a mature and tranquil feel thanks to its well established trees and plantings. Leading to the very foot of the garden, the outdoor space is completed by a greenhouse and a practical timber storage shed.





Approximate total area⁽¹⁾

1408 ft²

130.9 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 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.