



Dereham Road, New Costessey, Norwich, NR5 0SQ

welcome to

Dereham Road, New Costessey, Norwich

****DETACHED FOUR BEDROOM FAMILY HOME IN A NON ESTATE SOUGHT AFTER LOCATION**** Offering spacious living throughout with three reception rooms, large enclosed rear garden, double garage and ample off road parking! Call today to arrange your viewing and avoid disappointment.



Entrance Porch

Door to front aspect, double glazed windows to front and side aspects, doors to wc and entrance hall;

Wc

Double glazed window to front aspect, suite comprising low level wc and pedestal sink, radiator.

Entrance Hall

Door from entrance porch, under stairs cupboard, built in storage cupboard, thermostat control, radiator, doors to study, kitchen, lounge and dining room, stairs to first floor landing.

Study

13' narrowing to 7' 7" x 10' 9" (3.96m narrowing to 2.31m x 3.28m)

Double glazed window to rear aspect, radiator, door to utility room;

Utility Room / Boot Room

9' 5" x 9' 8" narrowing to 6' 5" (2.87m x 2.95m narrowing to 1.96m)

Double glazed windows to front and side aspects, fitted with a range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, tiled splash back, extractor fan, door to side aspect

Kitchen

9' 9" x 14' 4" (2.97m x 4.37m)

Double glazed window to front aspect, fitted kitchen comprising a range of wall and base units, inset sink and drainer with mixer tap, freestanding electric cooker, integrated dishwasher, integrated fridge, floor standing gas fired central heating boiler,

Lounge

12' 9" max x 21' (3.89m max x 6.40m)

Double glazed windows to side and rear aspects, double glazed patio doors to rear aspect, two radiators.

Dining Room

9' 4" x 10' 4" (2.84m x 3.15m)

Double glazed window to side aspect, radiator.

Landing

Stairs leading from entrance hall to first floor landing, double glazed window to side aspect on stairwell, loft access, airing cupboard, radiator, doors to all bedrooms and bathroom.

Bedroom One

12' x 14' 4" (3.66m x 4.37m)

Double glazed window to front aspect, radiator, door to en suite;

En Suite

Double glazed window to front aspect, suite comprising shower cubicle with electric shower, low level wc, pedestal sink, fully tiled walls, shaver point, radiator.

Bedroom Two

12' 9" max x 11' (3.89m max x 3.35m)

Double glazed window to rear aspect, radiator.

Bedroom Three

12' 9" x 9' 5" (3.89m x 2.87m)

Double glazed window to rear aspect, radiator.

Bedroom Four

8' x 8' 4" (2.44m x 2.54m)

Double glazed Velux window to side aspect, radiator.

Bathroom

Double glazed Velux window to side aspect, suite comprising bath with electric shower over and folding glass shower screen, low level wc, pedestal sink, part tiled walls, shaver point, vinyl flooring, radiator.

External

The property is approached via a sweeping driveway that provides ample off road parking and in turn provides access to the double garage and the front of the property. To the rear there is a generous sized garden laid to lawn and patio enclosed by brick wall and fencing. Within the garden there is a timber

summer house and storage shed as well as the oil tank.



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welcome to

Dereham Road, New Costessey, Norwich

- DETACHED HOUSE EXPANDING TO 1689 SQ FEET OF ACCOMMODATION
- THREE RECEPTION ROOMS
- FOUR BEDROOMS
- WC, FAMILY BATHROOM AND EN SUITE SHOWER ROOM TO PRINCIPLE BEDROOM
- SWEEPING DRIVEWAY PROVIDING AMPLE PARKING AND ACCESS TO DOUBLE GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£460,000



directions to this property:

Leave Norwich via the Dereham Road, at the first roundabout take the second exit and continue on Dereham Road. At the next roundabout take the third exit and stay on Dereham Road, where the property will be located on your left just before the traffic lights at the Roundwell Medical Centre.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106771 - 0006

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