



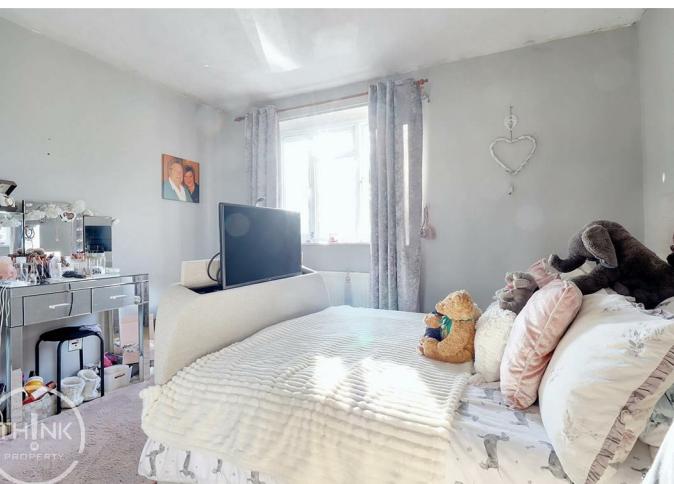
House - Semi-Detached

**DEREHAM ROAD
COSTESSEY
NORWICH
NR5 8TA**

Price Guide
£250,000

FEATURES

- Semi Detached House
- Sitting/Dining Room
- Family Room
- Kitchen
- Downstairs Shower Room
- Three Bedrooms
- Bathroom
- Generous Garden



3 Bedroom House - Semi-Detached located in Norwich

Entrance Hall

Entrance door, stairs to the first floor and doors to downstairs shower room, sitting room and kitchen/breakfast room.

Downstairs Shower Room

Sealed unit double glazed window to the front, shower cubicle, wc and wash hand basin.

Sitting/Dining Room

12'3 max x 21'3 max

Sealed unit double glazed window to the front, radiator, fireplace, door to the family room.

Family Room

10'6 x 10'5

Sealed unit double glazed window to the rear and door to the side. Radiator.

Kitchen

15'11 x 9'4

Sealed unit double glazed window and door to the rear. Range of base and wall mounted units. Sink unit and space for appliances. Cupboard.

Landing

Sealed unit double glazed window to the side, doors to bedrooms and the bathroom.

Master Bedroom

17'5 x 9'6

Sealed unit double glazed window to the rear and radiator.

Bedroom Two

11'9 x 12'4

Sealed unit double glazed window to the front and radiator.

Bedroom Three

7'5 x 9'5

Sealed unit double glazed window to the front and radiator.

Bathroom

Sealed unit double glazed window to the front, panel bath, wash hand basin and wc. Radiator.

Outside

Outside the front there is hardstanding and pathway to the entrance door and the rear garden. Really good sized rear garden lawned, patio and hardstanding to the rear, Barked border and inset plants. Brick built shed and workshop.



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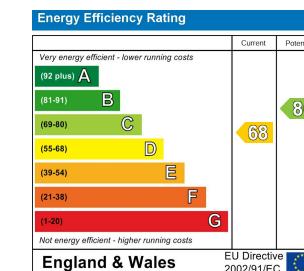
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any fixtures are approximate. No responsibility is taken for any error, omission or mis-statement. This plan is for 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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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.

