



4 bed detached house to buy in

Dereham Road, New Costessey, Norwich,
Norfolk, NR5 0SJ

£330,000 Starting Bid

 x 4  x 2  x 3

Tenure

Freehold

Off Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Detached House
- ✓ Lots of parking space
- ✓ Annexe Potential
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Welcome to Dereham Road in the charming area of New Costessey, Norwich, this substantial four-bedroom detached house, originally built in the 1930s as a former police residence, offers a unique blend of character and modern living. Spanning an impressive 1,744 square feet, this property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining.

The well-appointed layout includes four generously sized bedrooms, perfect for families or those seeking extra space for guests, multi generational option or a home office. With two bathrooms, morning routines will be a breeze, ensuring convenience for all occupants.

Situated conveniently close to local amenities, residents will find themselves just a stone's throw away from Longwater Retail Park, which offers a variety of shopping options. Additionally, the property enjoys easy access to the hospital and the University of East Anglia, making it an ideal choice for families, professionals, or investors alike. A short trip to Roys supermarket further enhances the appeal, ensuring that everyday necessities are within easy reach.

This one-of-a-kind property presents an excellent opportunity to create a warm and welcoming home or a lucrative investment. With its prime location and spacious living areas, it is sure to attract interest from a variety of buyers. We invite you to consider making this delightful house your new home.

** Planning Permission granted Oct 2024 for Change of use of dwelling to care home (use class C2) including the erection of extensions and detached building to the rear. Reference PP-13503684 **

Entrance Hall - Sealed unit double glazed door, stairs to first floor, doors to kitchen, dining room, family room and sitting room.

Family Room - 3.63m x 3.18m (11'11 x 10'5) - Sealed unit double glazed window to front.

Sitting Room - 4.24m x 4.57m (13'11 x 15'15) - Sealed unit double glazed window to rear, doors to annex kitchen

Dinning Room - 3.91m x 3.00m (12'10 x 9'10) - sealed unit double glazed window to front, door to wc

Wc - Sealed unit double glazed window to side, hand wash basin and wc,

Kitchen - 2.95m x 3.05m 3.05m (9'8 x 10' 10) - Sealed unit double glazed windows to side and rear, range of kitchen units, stainless steel sink, space for gas oven, fridge, plumbing for washing machine and dishwasher, cupboard, door to garden.

Annex Kitchen - 4.57m x 2.77m (15'0 x 9'1) - Sealed unit double glazed window to front, range of kitchen units, plumbing for washing machine, space for electric oven, fridge/freezer, door to porch, radiator.

Annex Porch - 2.69m x1.17m (8'10 x3'10) - Sealed unit double glazed door. storage cupboard, door to kitchen, door to shower room, door to bedroom one.

Annex Shower Room - Sealed unit double glazed window to side, shower , hand basin, wc tiled splashback.

Principal Bedroom (Annexe) - 15'11 x 15'3 - Sealed unit double glazed window to to rear, two double wardrobes.

First Floor Landing - Doors to bedrooms, shower room and WC

Bedroom 2 - 3.96m x3.30m (13'0 x10'10) - Sealed unit double glazed window to front, 2 double wardrobes.

Bedroom 3 - 3.05m x3.35m (10'0 x11'0) - Sealed unit double glazed window to rear.

Bedroom 4 - 3.73m x 3.30m (12'3 x 10'10) - Sealed unit double glazed window to front and side.

Shower Room - Shower cubicle, hand wash basin, extractor fan, tiled splashback.

Wc - Sealed unit double glazed window to front, hand wash basin, WC.

Outside - To the front of the property is a gravel driveway with plenty of room for cars, to the rear enclosed garden mainly laid to lawn with a corner shed.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £330,000

Property Type: Detached House

Parking: Off Street

Year built: 1930

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

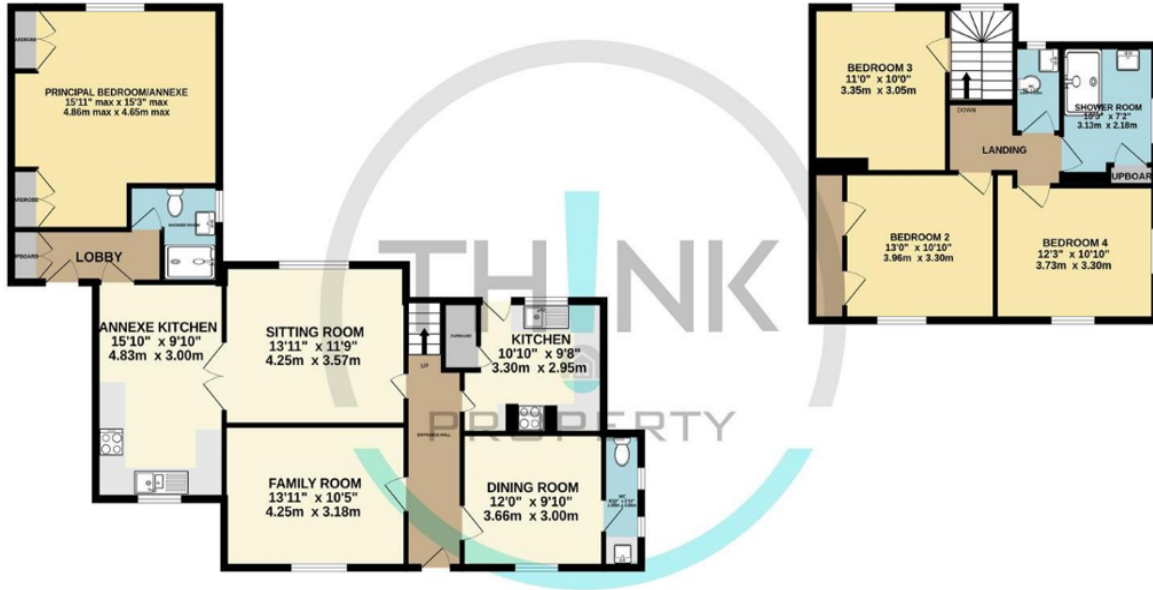
Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

GROUND FLOOR
1105 sq.ft. (102.6 sq.m.) approx.

1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1670 sq.ft. (155.1 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Dereham Road, New Costessey, Norwich, Norfolk, NR5 0SJ

Contact your local branch today for more information on this property:

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