



120 Dereham Road, New Costessey

Guide Price £350,000 - £375,000

A stylish and sophisticated three-bedroom family home, perfectly suited for those looking to embrace modern living in a desirable location. With its functional layout, high-quality finishes, and appealing extras such as integrated appliances and versatile outbuildings with one currently used as a home office, this property is not to be missed. Book your viewing today and experience the charm and elegance this property has to offer.

Costessey is a popular suburb with essential amenities right at your doorstep, including the Longwater Retail Park housing popular retailers like Sainsbury's and M&S, your daily shopping needs are effortlessly met. For those who require an easy commute, the property is just a short walk from a frequent bus route into the city centre alongside the A47 offering seamless access, making it a prime choice for busy professionals. Furthermore, the proximity to Norwich City provides access to a myriad of additional amenities, from dining options to cultural attractions. Families will appreciate the abundance of schools for all ages in the area, making it a superb choice for those with children, ensuring they receive the best education options within reach.



AGENTS NOTE

We understand the property will be sold freehold and connected to all mains services.

Council tax band - C.



This stunning three bedroom semi-detached house offers a remarkable opportunity for those seeking a sophisticated and comfortable living space. With the added benefit of being offered with no chain, the opportunity for a quick and hassle-free purchase is presented to potential buyers.

Upon entering the property, you are greeted by a welcoming entrance hall with access to the lounge and the and social open plan layout to the rear, exuding a sense of space and light throughout. The high-quality kitchen is a standout feature, complete with a breakfast bar island and integrated dishwasher and washing machine, making meal preparation and clean-up a breeze. Large sliding doors lead out top the garden, perfect during the warmer months. The bay fronted lounge is filled with natural light and is the ideal spot to relax and unwind in with family. The ground floor also accommodates a cloakroom, adding to the convenience.

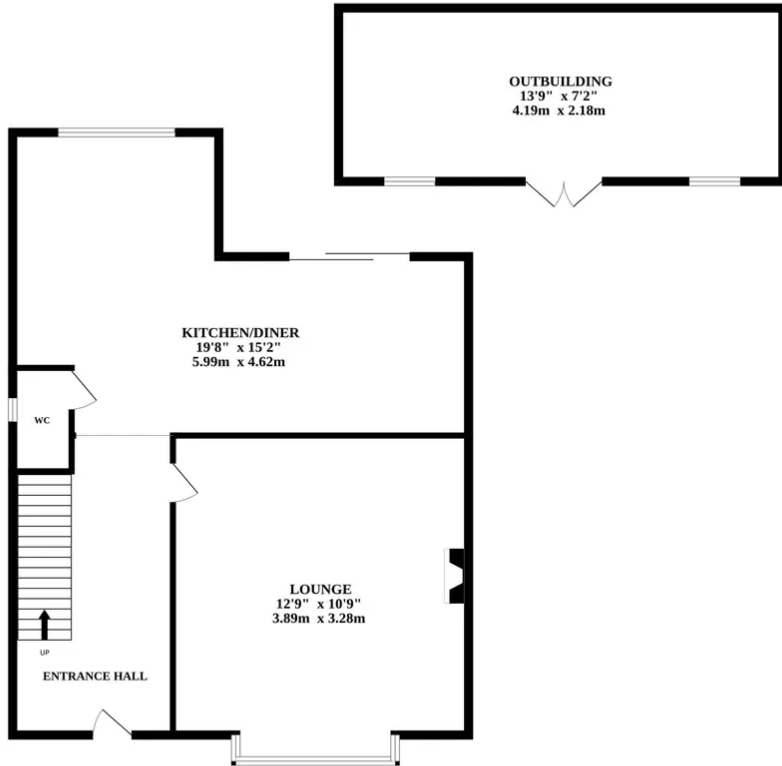
Moving through the property, three well-proportioned bedrooms await, offering ample space for relaxation and privacy. The master bedroom showcases a sense of luxury, providing a tranquil escape at the end of the day. The modern family bathroom is also located on this level.

One of the standout features of this property is the extensive garden, complete with two outbuildings, one of which has been converted into a versatile home office - ideal for those looking to work from home in style and comfort away from the main residence. Immaculately presented, expect to find raised flowerbeds, a porcelian patio area for alfresco dining, vegetable patches and an array of flowers and shrubs.

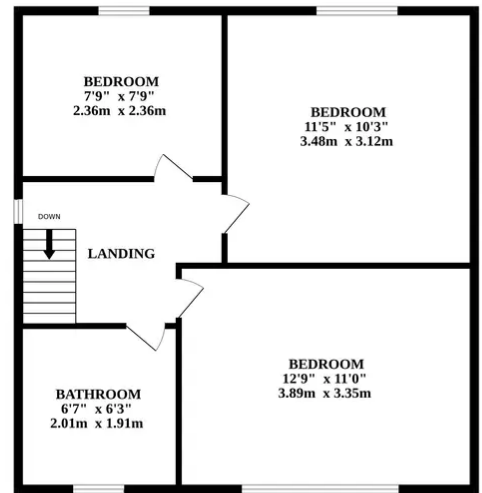
The property also boasts a large driveway for ample off-road parking, a practical feature for modern living with a secure gated entrance. Situated in a great catchment area for schooling and close to local amenities and public transport links, this property offers convenience and accessibility for residents of all ages.



GROUND FLOOR



1ST FLOOR



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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