

136 Dereham Road, New Costessey

Minors & Brady

136 Dereham Road

New Costessey, Norwich

Occupying a generous plot of approximately 0.15 acres (stms), this three-bedroom semi-detached home is offered to the market with no onward chain and provides spacious accommodation alongside excellent outside space. The property features a welcoming sitting room with a multi-fuel burner, a separate dining room, and a well-proportioned kitchen with an adjoining utility room. Upstairs, three bedrooms are served by a family bathroom, while the substantial private rear garden offers plenty of room to enjoy the outdoors. Further benefits include extensive driveway parking, a detached garage and workshop with a separate store room, and a brand new boiler installed in August.

- Offered to the market with no onward chain, this three bedroom semi detached home occupies a generous plot of approximately 0.15 acres (stms)
- Spacious sitting room featuring a multi fuel burner, creating a welcoming focal point and a comfortable setting for relaxing
- Separate dining room providing an excellent additional reception space, ideal for family meals and entertaining
- Well appointed kitchen fitted with a range of units and generous worktop space, complemented by a separate utility room
- Three well proportioned bedrooms arranged across the first floor, offering comfortable accommodation for families
- First floor family bathroom fitted with a bath, wash basin, and WC
- Substantial private rear garden offering excellent outdoor space, with a combination of lawn, patio, and established planting
- Detached garage and workshop providing valuable storage, practical working space, and a separate adjoining store room
- Extensive driveway parking to the front, offering space for









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- Detached garage and workshop providing valuable storage, practical working space, and a separate adjoining store room
- Extensive driveway parking to the front, offering space for multiple vehicles and convenient access to the garage
- Brand new boiler installed in August, providing a recent improvement to the property's heating system

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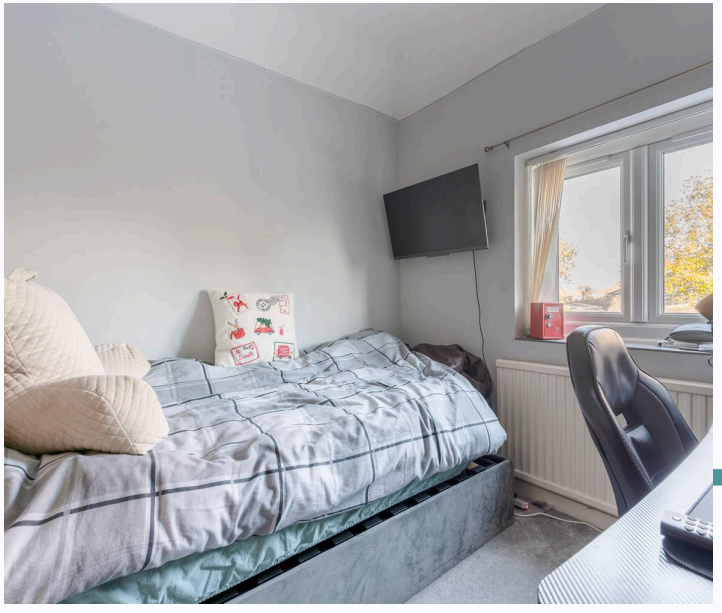












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Location

Situated in the established residential area of New Costessey, to the west of Norwich, the property is conveniently positioned for a range of local amenities and everyday essentials. Nearby shops, convenience stores and supermarkets cater for day-to-day needs, while the surrounding area offers a choice of schools, including Costessey Primary School, Clover Hill Infant and Nursery School and Ormiston Victory Academy.

Regular bus services operate along Dereham Road, providing connections into Norwich city centre, where a wider selection of shopping, restaurants, cafés and leisure facilities can be found. The location also offers convenient access to the A47 and surrounding road network, making it well placed for travel throughout Norfolk and beyond. Combining a well-established community setting with access to the amenities of Norwich, New Costessey offers a practical location for a variety of buyers.

Dereham Road, New Costessey

Upon entering, the hallway provides access to the main ground floor accommodation, with stairs rising to the first floor. The sitting room is a generous reception space, offering plenty of room for comfortable seating and featuring a multi fuel burner set within an attractive fireplace, creating a welcoming focal point.

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The separate dining room provides an additional reception area, ideal for family meals and entertaining, with a pleasant connection to the adjoining kitchen.

The kitchen is fitted with a range of units and work surfaces, providing practical preparation and storage space. A separate utility room offers further room for household appliances and laundry, helping to keep the main kitchen organised. A ground floor WC adds further convenience to the layout.

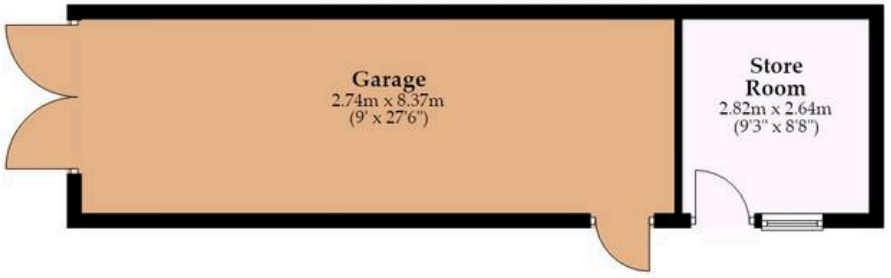
Upstairs, the landing leads to three bedrooms, offering comfortable accommodation for families, guests, or those requiring additional space to work from home. The family bathroom completes the first floor, fitted with a bath, wash basin, and WC.

Outside, the property occupies a generous plot of approximately 0.15 acres, with a substantial and private rear garden providing an excellent space for outdoor enjoyment. The garden offers a combination of lawn and patio areas, alongside established planting and useful space for storage, gardening, or further outdoor seating. To the front, a substantial driveway provides parking for multiple vehicles and leads to the detached garage and workshop. The garage offers valuable storage and practical workspace, with a separate adjoining store room providing further versatility.

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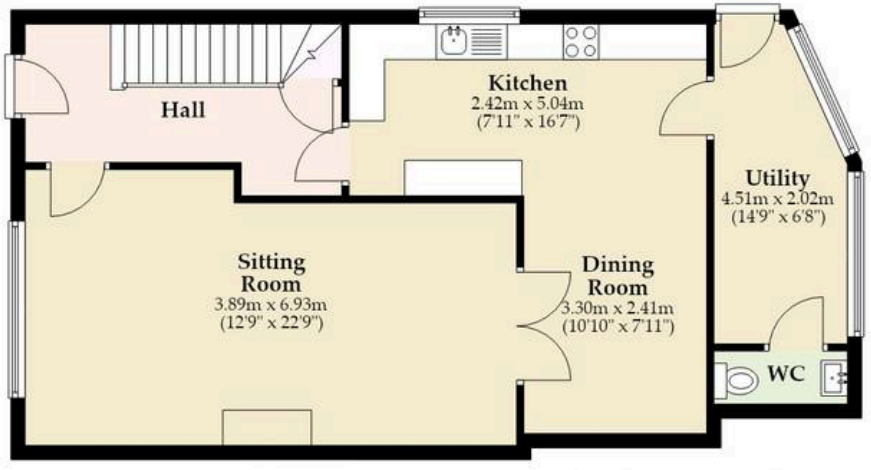
Garage

Approx. 30.7 sq. metres (330.2 sq. feet)



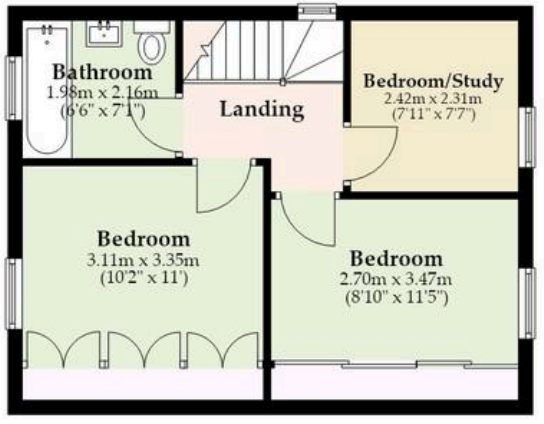
Ground Floor

Approx. 66.0 sq. metres (710.0 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.7 sq. feet)



Total area: approx. 134.1 sq. metres (1443.0 sq. feet)

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.

Plan produced using PlanUp.

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Your home, our market

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