



Dereham Road, Garvestone Norwich NR9 4QT

welcome to

Dereham Road, Garvestone Norwich

A beautifully presented four-bedroom cottage in a rural village location that truly must be viewed to be fully appreciated. This charming home offers a light and airy kitchen, cosy lounge as well as dining room downstairs, plus 4-bedrooms, private rear garden and ample parking to the front.



Description

A beautifully presented four-bedroom cottage that truly must be viewed to be fully appreciated. Located in the rural village of Garvestone, it offers that country living lifestyle while being a short distance from bigger towns.

As you step into the home, you are welcomed by an open hallway, leading through to the cosy lounge complete with fireplace. Through the lounge into the dining room is where you really get a sense of space you didn't expect, with the light and airy 20ft long kitchen, utility room and bathroom all located on the ground floor.

The 4th bedroom is also situated downstairs, and equally be used as a study or playroom, offering that flexible living space.

Upstairs you'll find an spacious landing leading to 3 double bedrooms, including 1 with fitted wardrobes. You'll also find a shower room upstairs. The home sits on a generous plot set back from the road with ample parking to the front and sunny, private rear garden.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge

Front facing lounge complete with brick fireplace

Dining Room

Set in the heart of the home with hard flooring

Kitchen

Light and airy kitchen with space for appliances and patio doors leading through to rear garden

Family Bathroom

Complete with bath and wash basin with a separate W.C

Bedroom One

Double bedroom with front facing window

Bedroom Two

Double bedroom with built in wardrobes with front facing window

Bedroom Three

Double bedroom with rear facing window

Bedroom Four

Situated on the ground floor, double bedroom with front facing window

Shower Room

Walk in shower, W.C and wash basin

Front Garden

Large shingle driveway with ample parking space

Rear Garden

Sunny, private enclosed rear garden with lawned area, bushes and shrubs,



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Dereham Road, Garvestone Norwich

- CHAIN FREE
- Beautiful 4-bedroom cottage
- Light and airy kitchen
- Private rear garden sitting on a corner plot
- Rural village location

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WYM109147 - 0006

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