



## 50 Norwich Road, Dereham

OIEO £235,000 Freehold

This beautifully presented end-of-terrace Victorian home offers an ideal opportunity for first-time buyers or small families in search of character, comfort, and practicality. With its bay-fronted facade and period features, the property delivers a welcoming sense of home from the moment you arrive. Inside, the layout combines classic detailing with thoughtful modern updates, including a mosaic-tiled entrance hall, brick archway linking the dining and living areas, and a kitchen equipped with a double butler sink and integrated appliances. Beyond its interior, a generous rear garden, off-road parking, and a versatile loft room enhance the overall appeal of this attractive home.



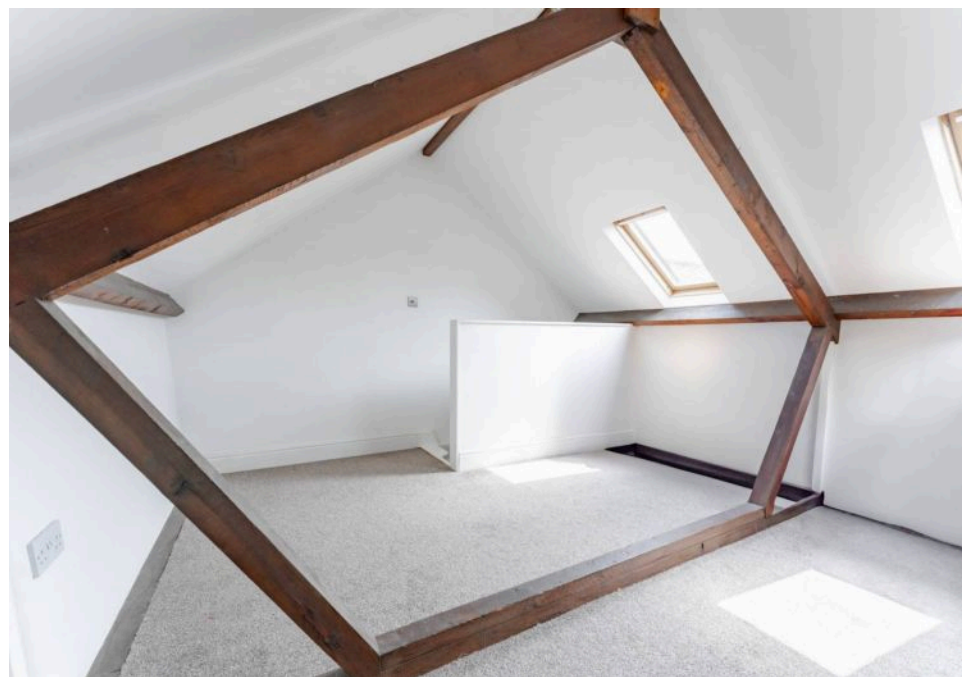
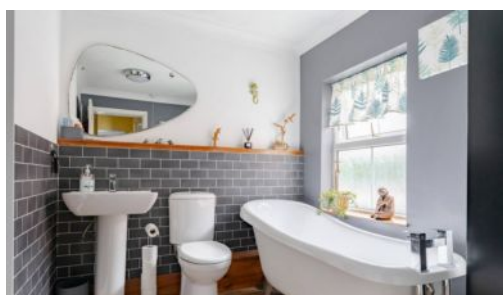
## Location

Norwich Road is ideally positioned on the eastern approach to Dereham, offering a superb balance of town convenience and accessibility. Just a short distance from the bustling town centre, residents can enjoy a wide range of everyday amenities including supermarkets, independent retailers, cafés, restaurants, and leisure facilities such as the Dereham Leisure Centre and cinema. The area is well served by reputable primary and secondary schools, making it a practical location for families. For those who enjoy the outdoors, the nearby Neatherd Moor provides expansive green space for walking and recreation, while the historic Mid Norfolk Railway offers a nostalgic way to explore the local countryside. Excellent transport links via the A47 place Norwich within easy reach, making this a well-connected spot for commuters seeking a central Norfolk lifestyle.



## Norwich Road

Upon entering, you are greeted by a mosaic-tiled entrance hall leading to a well-appointed kitchen with a contrasting range of wall and base units, double butler sink, and integrated appliances. The dining area, seamlessly connected to the lounge through a brick archway, presents a space for meals and gatherings.





The lounge itself features a central fireplace with a decorative surround, filling the room with warmth and ambience.

Ascending the stairs to the first floor, you will find two generously sized bedrooms with fitted carpets and ample natural light. The bathroom stands out with its four-piece suite, including a roll-top bath and walk-in shower. Furthermore, a loft room with Velux windows offers versatile usage potential, be it as an additional bedroom, office, or leisure area.

Outside, the property impresses with a shingle driveway for off-road parking, mature hedges for privacy, and a rear garden designed for outdoor enjoyment. The generously proportioned garden is predominantly laid to lawn with a paved patio area, ideal for alfresco dining and relaxation. Additionally, the garden features shrub beds, raised flower beds, and a brick-built storage shed for gardening enthusiasts.

### Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

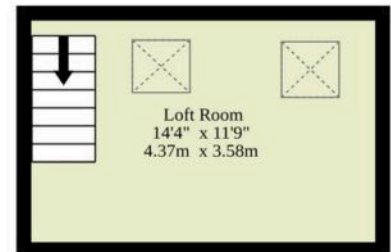
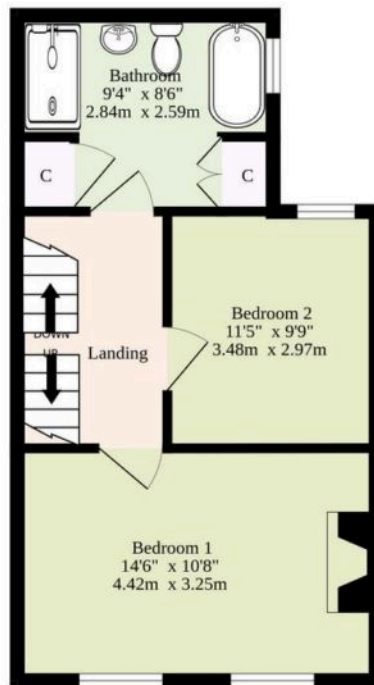
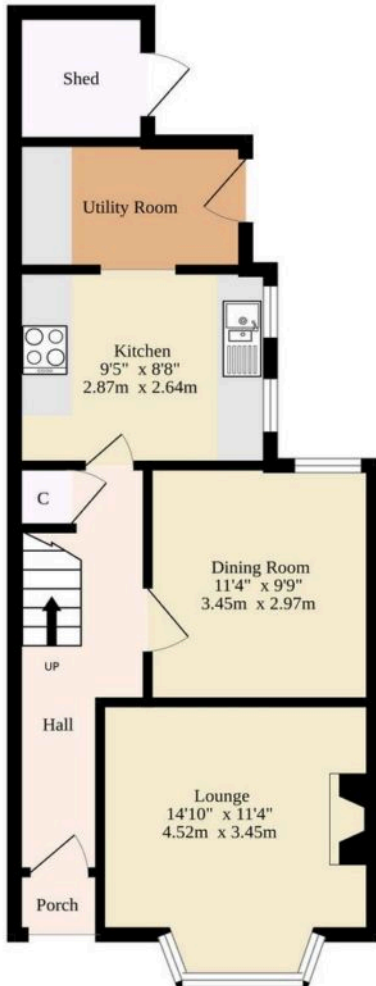
EPC Environmental Impact Rating: E



Ground Floor  
520 sq.ft. (48.3 sq.m.) approx.

1st Floor  
414 sq.ft. (38.5 sq.m.) approx.

2nd Floor  
171 sq.ft. (15.9 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.7 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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