



## 604 Dereham Road, Norwich

£425,000 Freehold

Offers Over £400,000. This remarkable detached residence offers a unique opportunity to own a property that has been designed to cater to a variety of living arrangements. Boasting a spacious and versatile layout, this property is ideal for a growing family seeking a luxury home or an investor looking for a lucrative student let (providing around an 8% yield). With its exceptional features and premium location, this detached house is a rare find that is sure to impress. Don't miss the chance to acquire this home and experience all it has to offer.



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Location

Norwich NR5 is a vibrant area located to the west of the city centre. It's known for its mix of residential neighbourhoods, green spaces, and convenient amenities. The area features a variety of housing options, from charming period properties to modern developments, making it popular with families, professionals, and students. NR5 is well-connected by public transport, with easy access to the city centre and nearby universities. Local parks, shops, and



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## Dereham Road

Step inside where you are instantly greeted by a bright and welcoming entrance hall. Immediately capturing your attention is the incredible open-plan kitchen/breakfast room, ensuring effortless interaction when hosting occasions and everyday family living. It is well-equipped with high-quality units, integrated appliances and a central island, to enhance your cooking and dining experience. A ground floor bathroom is conveniently located, with a re-fitted modern suite.

The inviting sitting room is flooded with an abundance of natural light, creating a warm and welcoming atmosphere. This space is perfect for showcasing your most comfortable and stylish furniture pieces, as well as your favourite decorative items. As you transition into the expansive conservatory, an extension of the reception area, you'll find the ideal setting for your dining arrangement. The conservatory boasts panoramic views of the surrounding outdoor landscape, providing a seamless connection with nature and allowing you to immerse yourself in the beauty of the outdoors while enjoying the comforts of indoor living. A versatile study is perfect for those looking to work from home or has the option to be a playroom or bedroom, depending on your requirements.

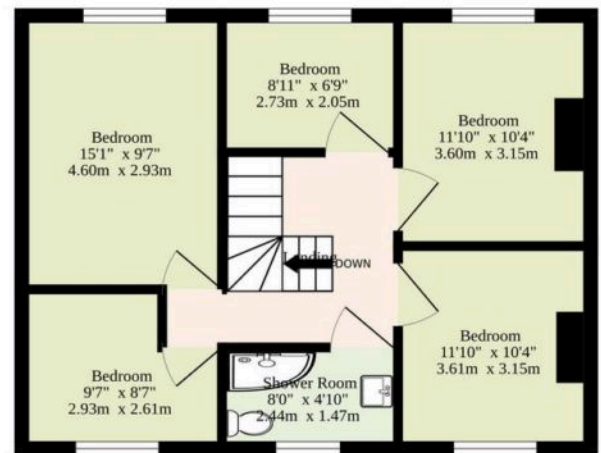
This residence hosts a total of six bedrooms, each meticulously designed to offer you relaxation and privacy. The versatile layout of the bedrooms allows for various uses such as dressing rooms, offices, or storage spaces, providing flexibility to



**Ground Floor**  
1181 sq.ft. (109.7 sq.m.) approx.



**1st Floor**  
672 sq.ft. (62.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1853 sq.ft. (172.1 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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