



## 337 Dereham Road, Norwich

£350,000 Freehold

Embrace the opportunity to make this property your own and enjoy a lifestyle of comfort and convenience in a desirable location. This well-presented 4/5 bedroom detached house offers a blend of modern comfort and style. Boasting a thoughtfully upgraded interior, this property has been meticulously renovated to create a warm and inviting living space.



## Location

Located just minutes from Norwich city centre, Dereham Road offers the perfect blend of convenience and community. This sought-after NR2 postcode provides excellent access to a range of local amenities, including independent shops, cafes, and supermarkets. With reliable public transport links and easy access to the A47, commuting is effortless. The area is also well-served by reputable schools, making it ideal for families. For leisure, residents can enjoy nearby green spaces such as Eaton Park and the vibrant Golden Triangle, known for its charming pubs and bustling atmosphere. Whether you're a professional, a growing family, or an investor, this prime Norwich location offers something for everyone.



## Dereham Road

Upon entering, you are greeted by the hallway that leads you through the ground floor of the property. To the left, a versatile dining room featuring box bay windows can easily be transformed into an additional ground floor bedroom if desired. Continuing through the hallway, you will find ample understairs storage and a bright and spacious lounge, flooded with natural light from the bay windows to the front.





Continuing through, you'll find the modern kitchen which showcases sleek finishes complemented by a steam oven and induction hob. The ground floor is completed by a modern three-piece family bathroom, providing practicality and comfort for daily living.

Ascending the staircase to the first floor, you will discover four well-appointed bedrooms offering comfortable accommodation, along with a contemporary WC for added convenience. The loft space has been thoughtfully converted, boasting double insulation and boarding for additional storage or potential living space.

This property has undergone significant upgrades including a full rewire, plastering work, and the installation of new high-security front and back doors. All radiators have Honeywell thermostats that are controlled by a touch screen device or by using the Honeywell App, this allows you to independently control both the temperature and heating times for each radiator. The bathrooms have been stylishly redone within the last five years to offer a modern and fresh aesthetic.

Outside, the property boasts off-road parking with a driveway and garage, providing secure storage for vehicles. The rear of the property features a generously sized enclosed garden, offering a blank canvas for landscaping and outdoor enjoyment.

#### **Agents Notes**

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

Council Tax band: TBD

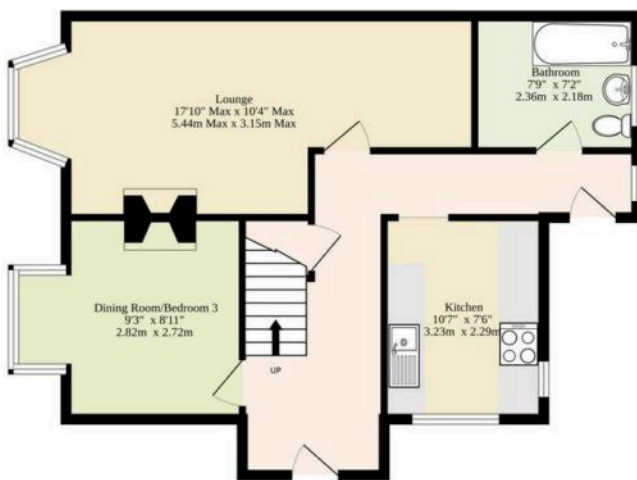
Tenure: Freehold

EPC Energy Efficiency Rating: D

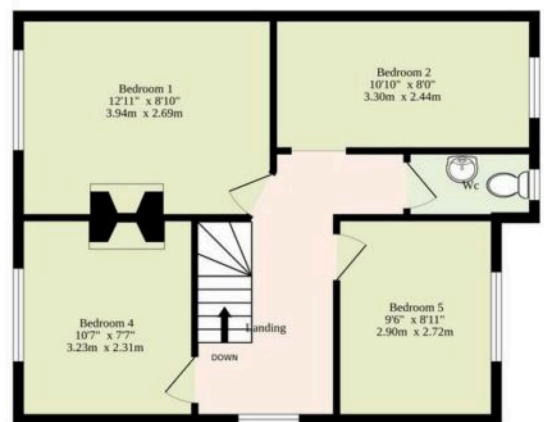
EPC Environmental Impact Rating: D



Ground Floor  
491 sq.ft. (45.6 sq.m.) approx.



1st Floor  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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.  
Made with Metropix ©2025