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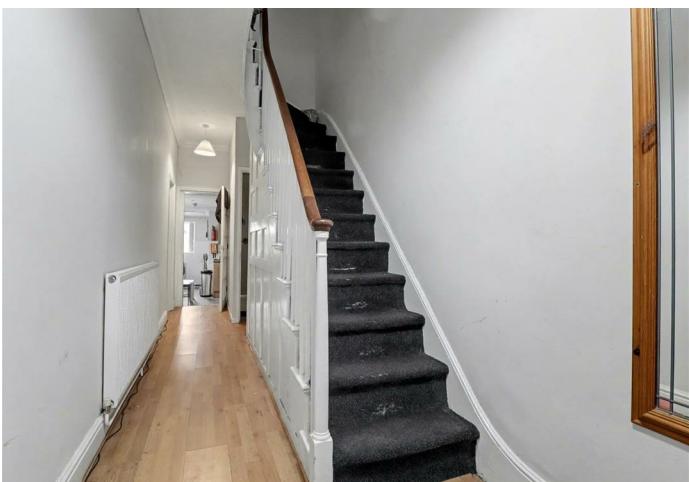
House - Terraced

**DEREHAM ROAD  
NORWICH  
NR2 4HY**

Offers In The Region Of  
**£290,000**

#### FEATURES

- Hall Entrance
- Three Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Wc
- Shower & Bathroom
- Cellar
- Off Road Parking
- No Chain



# 4 Bedroom House - Terraced located in Norwich

Welcome to Dereham Road in the vibrant city of Norwich, this charming Victorian terraced house offers a delightful blend of character and modern living. Spanning an impressive 818 square feet, this property features four well-proportioned bedrooms and two bathrooms, making it an ideal family home.

Upon entering, you are welcomed by a quaint entrance porch that leads into a spacious entrance hall. The ground floor boasts a snug, a comfortable sitting room, and a dining room, perfect for entertaining guests or enjoying family meals. The heart of the home is the expansive 17ft kitchen, which provides ample space for culinary creativity. Additionally, the convenience of a downstairs WC and shower room enhances the practicality of this lovely abode.

The first floor comprises three inviting bedrooms, complemented by a family bathroom that caters to the needs of the household. A notable feature of this property is the cellar, divided into two rooms, offering potential for conversion into a versatile space, whether it be a home office, playroom, or additional storage.

Outside, the property benefits from off-road parking, a rare find in such a central location. The generous enclosed rear garden provides a private oasis, perfect for outdoor relaxation or entertaining during the warmer months.

With its prime location within walking distance to the city centre, this Victorian terraced home presents an excellent opportunity for those seeking a blend of convenience and comfort. We invite you to come and view this splendid property, which truly embodies the essence of modern family living in Norwich.

## Entrance Porch

Double glazed door to the front into the porch entrance. with door to bedroom/sitting room and door to the entrance hall.

## Hall

Stairs to the first floor, door to cellar, shower room, dining room/bedroom and kitchen.

## Sitting Room/Bedroom

13'1 x 6'5 + 13'4 x 12'1

Sealed unit double glazed window to the front with double doors through to further part of the sitting room/bedroom and radiator.

## Dining Room/Bedroom

12'2 x 10'7

Sealed unit double glazed window to the rear and radiator.

## Shower Room

Shower cubicle.

## Kitchen

17'7 x 8'4

Sealed unit double glazed window to the side and rear and door to the garden. Range of base and wall mounted units, one and a half bowl sink unit, integrated appliances to include hob, oven and extractor fan over, space and plumbing for washing machine and space for further appliances. Door to the wc.

## Wc

Sealed unit double glazed door to the garden, wash hand basin and wc.

## Cellar

10'1 x 11'9 + 12'7 x 11'8

The cellar is divided into two rooms 12'7 x 11'8 and 10'1 x 11'9 these are both off of the hallway. Bare brick walls and floor.

## First Floor

Doors to three bedrooms and bathroom.

### Bedroom

13'1 x 14'2 max 9'9 min

sealed unit double glazed window to the front, radiator.

### Bedroom

12'2 10'3

Sealed unit double glazed window to the rear and radiator.

### Bedroom

9'5 x 8'5

Sealed unit double glazed window to the front and radiator.

### Bathroom

Sealed unit double glazed window to the rear, panel bath, wc, wash hand basin and shower cubicle. radiator.

### Outside

Off street parking to the front, walled garden.

The rear garden is mainly laid to lawn with flowers to borders.





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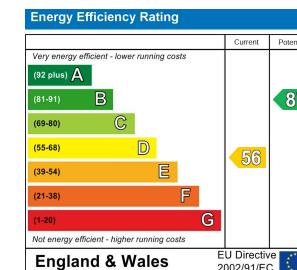
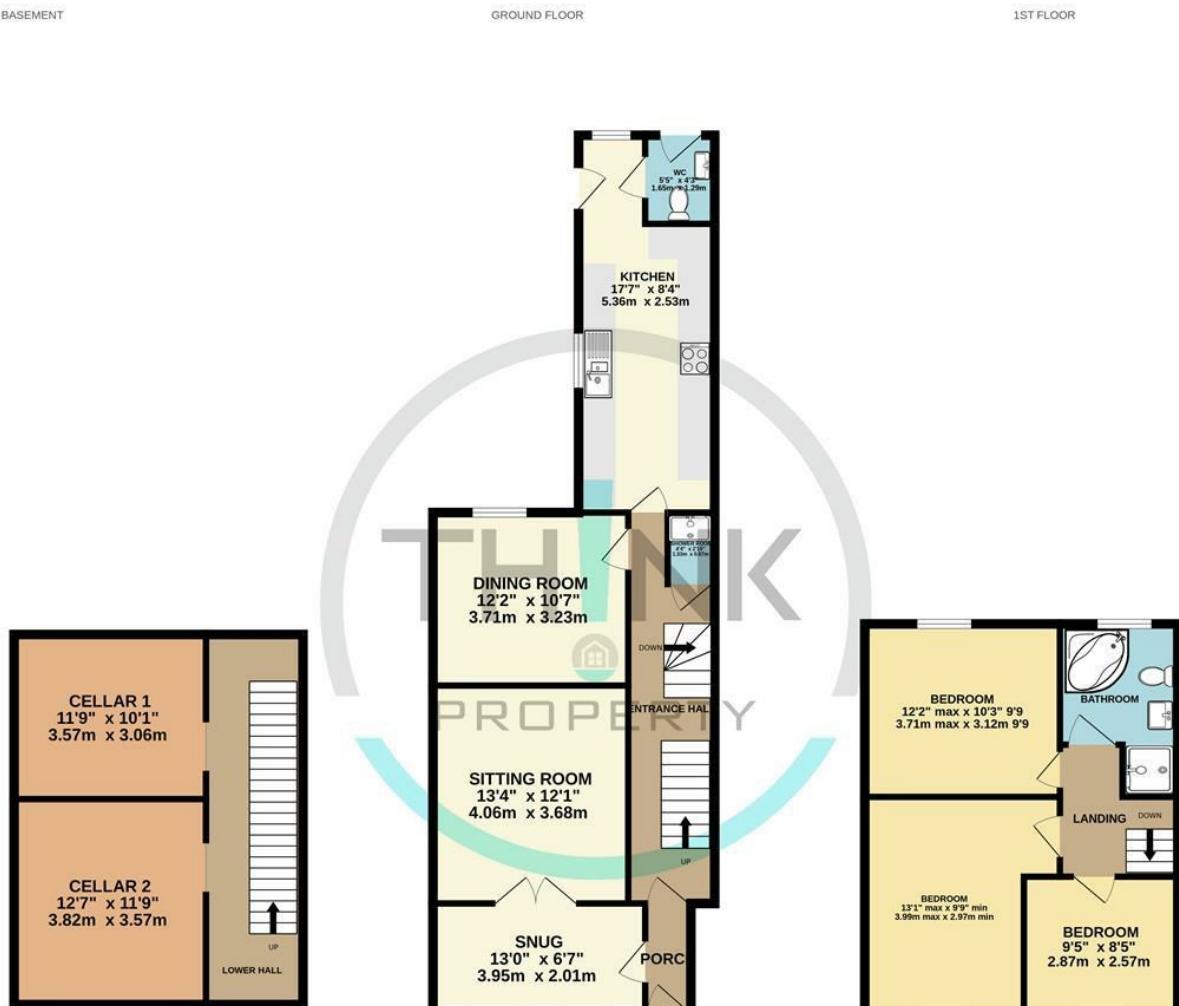
Call us on

01603 338433

[norwich@thinkproperty.ltd](mailto:norwich@thinkproperty.ltd)  
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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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