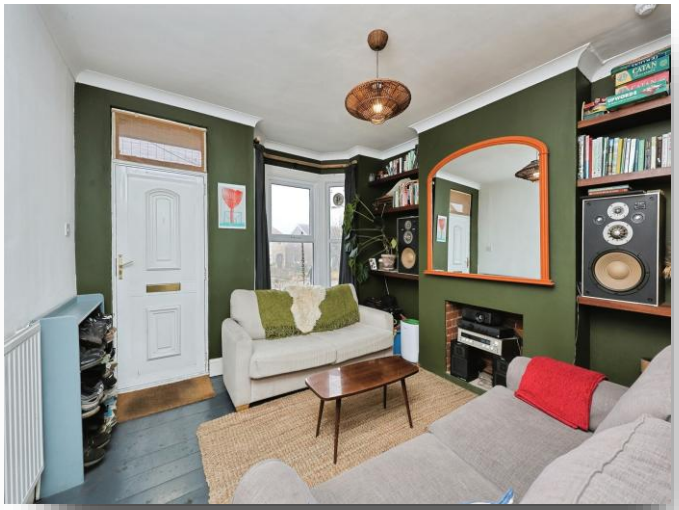






Dereham Road, Norwich, NR2 3AN

william h brown

welcome to

Dereham Road, Norwich

Situated in the highly sought-after NR2 postcode of Norwich, this spacious three-bedroom Victorian terrace offering versatile accommodation arranged over three floors. Combining period charm with practical modern living, this home is ideal for families, professionals, or investors close to the city.













Description

Set in the heart of Norwich's coveted NR2 postcode, this handsome three-bedroom Victorian terrace packs over 1,070 sq. ft. of versatile living space across three well-balanced floors.

Step inside to a classic, bay-fronted lounge brimming with natural light, leading through a central lobby into a generous dining room built for entertaining. To the rear, a practical galley kitchen opens directly into a bright conservatory - ideal as a breakfast spot, garden room, or utility space - alongside a well-appointed ground-floor family bathroom. Upstairs, the first floor hosts two comfortable double bedrooms. The rear bedroom enjoys the luxury of a private en-suite shower room, while the front bedroom spans the width of the house, offering ample room for freestanding storage. Climb to the top floor to discover the property's standout feature: an expansive 21ft loft bedroom. Flooded with light from a roofline window, this huge, adaptable space easily doubles as a principal suite, studio, or dedicated home office (stpp).

Located in one of Norwich's most vibrant neighbourhoods, you are just a short stroll from artisan coffee shops, popular local pubs, and green spaces, with effortless access to the city centre, UEA, and the Norfolk and Norwich University Hospital.

Agent's Note

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.



Total floor area 99.5 m² (1,071 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Dereham Road, Norwich

- Sought-after NR2 Location
- Two Bathrooms
- Over 1,070 Sq. Ft. of Space
- A Vast, Light-Filled Loft Space
- Walking Distance to City Centre

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£240,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
NOR145222 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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