



Dereham Road, Norwich NR5 8TE

welcome to

Dereham Road, Norwich

****CHAIN FREE****

A four bedroom detached family home located close to many local amenities and within easy access to the city itself. To book a viewing on this property, please do contact the office at your earliest convenience.



****OFFERED CHAIN FREE**** Situated within a very convenient and sought after location

Thoughtfully arranged to suit a variety of lifestyles, this property provides a rare opportunity for those seeking a spacious and versatile home within easy reach of Norwich city centre. Internally, the accommodation is neatly arranged and comprises; entrance hall, wc, kitchen and two reception rooms to the ground floor. Upstairs, the property continues to impress with three generous bedrooms and a neatly appointed bathroom.

Externally, a private garden offers the ideal space to unwind or entertain, while off-road parking adds further appeal. Situated moments from a wide range of local amenities, reputable schools, and excellent transport links, this home represents an ideal opportunity for first-time buyers, families, or investors alike.

Agents Note

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Dereham Road, Norwich

- CHAIN FREE
- Convenient and sought after location
- Ample living accomodation
- 4 Bedrooms
- Off road parking

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

guide price

£270,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR144276



Property Ref:
NOR144276 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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