



**Norwich Road, Dereham NR20 3AS**

**welcome to**

## **Norwich Road, Dereham**

An individual, substantial 4 double bed Victorian home set over four storeys with an abundance of charm & character features. Offering a cellar, 3 reception rooms, kitchen/breakfast room with bi-fold doors, utility, 3 bathrooms, enclosed garden space and private parking. Viewings are essential!!



**This spacious 4 double bedroom Victorian home enjoys a non-estate position just a short stroll from the town centre, blending period charm with flexible family living. Spread across four storeys including a cellar, this character-filled property showcases a wealth of original features including sash windows, wooden flooring, exposed beams, and feature fireplaces.**

**The generous accommodation includes an elegant lounge, formal dining room, and a study, along with a well-equipped kitchen/breakfast room with bi-fold doors, utility, and ground floor shower room. Upstairs, you'll find four bedrooms-with bedroom four currently used as a dressing room-alongside a stylish family bathroom and an additional shower room for convenience.**

**Outside, the low maintenance garden is fully enclosed, offering a private space for relaxation or entertaining, with the added benefit of a driveway providing off-road parking and allocated parking space.**

**This is a fantastic opportunity to own a piece of Victorian elegance with modern practicality in a desirable location.**

#### **The Accommodation**

Double glazed external entrance door opening to;

#### **Entrance Hall**

Tiled flooring, stairs rising to first floor landing, radiator, doors opening to cellar, dining room and further door to;

#### **Lounge**

12' 5" x 12' 1" ( 3.78m x 3.68m )

Dual aspect room with wooden flooring, central open fireplace, radiator and single glazed windows to front and side aspects.

#### **Dining Room**

13' 3" x 11' 9" ( 4.04m x 3.58m )

Wooden flooring, central fireplace with tiled hearth, radiator, single glazed sash window to front aspect and door opening to;

#### **Kitchen/Breakfast Room**

16' 2" x 8' 11" ( 4.93m x 2.72m )

A range of wall and floor mounted base units with complementary rolled edge work surfaces over and upstands, inset butler sink with mixer tap, space for double electric cooker, integrated dishwasher, space for American fridge freezer, breakfast bar, wood effect flooring, exposed wooden beams, radiator, double glazed bi-fold doors

opening to the front aspect and opening to;

#### **Utility Room**

9' 4" x 7' 3" ( 2.84m x 2.21m )

A matching range of wall and floor mounted base units with complementary rolled edge work surfaces and upstands over, wooden flooring, exposed wooden beams, radiator, door opening to study and further door to;

#### **Shower Room**

Three piece suite comprising low level w.c, hand wash basin, walk-in shower cubicle, tiled walls, radiator and single glazed stained glass window to front aspect.

#### **Study**

11' 11" x 7' 5" ( 3.63m x 2.26m )

Wooden flooring, radiator and two double glazed windows to front aspect.

#### **First Floor Landing**

Wooden flooring, stairs rising to second floor landing and doors opening to bedroom one, bedroom two and family bathroom.

#### **Bedroom One**

13' x 12' 6" ( 3.96m x 3.81m )

Dual aspect room with fitted carpet flooring, central fireplace, hand wash vanity unit, radiator and single glazed sash windows to front and side aspects.

#### **Bedroom Two**

13' 1" x 11' 9" ( 3.99m x 3.58m )

Fitted carpet flooring, built-in storage cupboard, radiator and single glazed window to front aspect.

#### **Family Bathroom**

Three piece suite comprising high level w.c with decorative wooden boxed cistern, pedestal hand wash basin, tiled splashbacks, Victorian style roll top bath with brass taps and fittings, TV built into wall, tiled flooring, radiator and doors opening to the balcony area.

#### **Second Floor Landing**

Wooden flooring, built-in storage cupboard, loft access and doors opening to remaining bedrooms and family shower room.

#### **Bedroom Three**

13' 5" x 12' 6" ( 4.09m x 3.81m )

Dual aspect room with fitted carpet flooring, radiator and single glazed windows to front and side aspects.

#### **Bedroom Four/Dressing Room**

11' 9" x 8' ( 3.58m x 2.44m )

Fitted carpet flooring, hand wash vanity unit, radiator and single glazed window to front aspect.

#### **Family Shower Room**

Three piece suite comprising low level w.c, hand wash basin, walk-in shower cubicle, tiled flooring, radiator and two single glazed stained glass windows to front aspect.

#### **Cellar**

A versatile space offering ideal storage solutions, with scope for further use subject to needs.

#### **Outside**

The property is approached by iron gates which open to the frontage, alongside steps rising to the main entrance. To the side of the home is an enclosed patio area, ideal for outside seating which is enhanced by mature shrubberies, providing shade and privacy.

Timber double gates leads on to a further garden area, laid to shingle, alongside a hard standing driveway which provides off-road parking space. The home also benefits from allocated parking space.

#### **Agents Note**

We have been informed by the vendor that the area in front of the property to the pedestrian pavement is owned by the property, however, a right of way exists for residents across this. Further details of this can be obtained from the vendors solicitor at the time of purchase.

#### **Location**

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre and large supermarkets, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre. Dereham boasts many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.



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## Norwich Road, Dereham

- £300,000 - £325,000 GUIDE PRICE
- 4 Storey, 4 Bedroom Victorian Property Including Cellar
- Adaptable Living With 3 Generous Reception Rooms
- Fitted Kitchen/Breakfast Room With Bi-Fold Doors And Separate Utility
- 2 Shower Rooms And Family Bathroom

Tenure: Freehold EPC Rating: E

Council Tax Band: D

guide price

**£300,000 - £325,000**



Total floor area 181.7 m<sup>2</sup> (1,955 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.focalagent.com



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Property Ref:  
DRM117535 - 0005

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