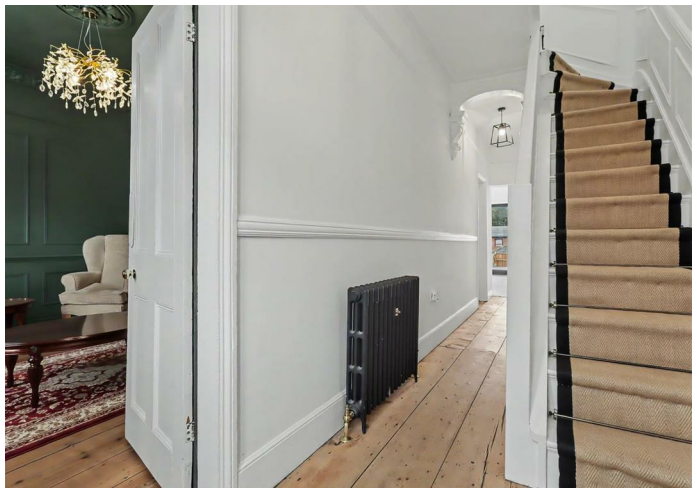
FREEHOLD







House - Mid Terrace (EPC Rating: D)

DEREHAM ROAD
NORWICH
NR2 4HY

Guide price

£425,000

FEATURES

- Victorian Hall Entrance
- Elegant Reception Rooms
- Well-Proportioned Bedrooms
- Lower-Ground-Floor
- Large Driveway
- Three/Four-Bedrooms
- Impressive Kitchen/Breakfast
- Beautiful Bathroom
- Enclosed Rear Garden
- Sought-After NR2 Location

4 2 2 D

Ben Allman
Estate & Letting Agents

4 Bedroom Hall Entrance, Terraced Home located in Norwich

A beautifully presented three-bedroom Victorian mid-terrace home, arranged over three floors and combining period character with a refined contemporary finish. Set behind a traditional Victorian façade, the property offers elegant reception spaces, stylish interiors and versatile accommodation.

A beautifully appointed entrance hall sets the tone for the home, featuring a striking corbel arch, elegant half-panelled walls and a central stair runner leading to the upper floors, creating a wonderfully characterful first impression. The welcoming sitting room features rich teal panelling, an original-style fireplace and herringbone flooring, while the sophisticated dining room provides an elegant setting for both everyday dining and entertaining.

To the rear, the impressive kitchen/breakfast room forms the heart of the home, featuring crisp cabinetry, a central island, herringbone flooring and sliding by folding doors doors opening onto the garden. A convenient WC completes the ground floor.

The lower-ground floor provides excellent versatility, comprising a spacious snug, separate TV room and useful utility room, offering ideal space for relaxation, home working or family living.

Upstairs, the first floor provides three well-proportioned bedrooms, including a generous primary bedroom and two further bedrooms. A beautifully appointed family bathroom completes the accommodation, featuring a freestanding bath, contemporary sanitaryware and elegant brass detailing.

Externally, the property benefits from a substantial enclosed rear garden, predominantly laid to lawn with a raised terrace adjoining the rear of the house, creating an attractive setting for outdoor dining and entertaining.

Combining Victorian character, contemporary interiors, three floors of versatile accommodation and a generous garden, this distinctive home offers beautifully considered Norwich living.

ENTRANCE HALL

A beautifully appointed entrance hall sets the tone for the home, featuring a striking corbel arch, elegant half-panelled walls and a central stair runner leading towards the upper floors. The hall also provides access to a convenient WC, while a further staircase leads down to the basement level. The combination of period-inspired detailing and carefully considered finishes creates a wonderfully characterful first impression.

SITTING ROOM

13'2" x 11'10"

The welcoming sitting room provides a sophisticated yet comfortable principal reception space, beautifully presented with rich teal wall panelling and an attractive fireplace creating a natural focal point. Herringbone flooring adds warmth and texture underfoot, while the proportions provide an inviting setting for both relaxation and entertaining.

DINING ROOM

11'11" x 10'6"

The elegant dining room continues the home's distinctive aesthetic, offering a refined space for formal dining and entertaining. Thoughtfully decorated and finished with herringbone flooring, the room provides a seamless connection between the principal reception areas and the kitchen beyond.

KITCHEN/BREAKFAST ROOM

13'9" x 13'5"

The impressive kitchen/breakfast room forms the heart of the home, combining stylish cabinetry with excellent preparation and entertaining space. A central island provides a practical focal point, complemented by attractive work surfaces and herringbone flooring. Sliding by folding doors provide a wonderful connection to the rear garden, allowing natural light to flow through this sociable space.

WC

A conveniently positioned ground-floor WC provides useful facilities for both residents and guests, finished in keeping with the home's stylish interior.

SNUG

12'6" x 11'6"

Located on the lower-ground floor, the spacious snug provides a wonderfully versatile additional reception room. Offering a more relaxed environment away from the principal living spaces, it would make an ideal retreat for reading, unwinding or spending time with family.

TV ROOM
11'6" x 10'0"
The separate TV room provides further flexibility to the lower-ground floor, creating a dedicated space for movie nights, entertainment or relaxed family living. Its position away from the main reception rooms makes it particularly useful as a cosy secondary living area.

UTILITY ROOM
The useful utility room provides valuable practical space away from the main kitchen, offering an ideal area for household appliances, laundry and additional storage while keeping everyday domestic functions discreetly tucked away.

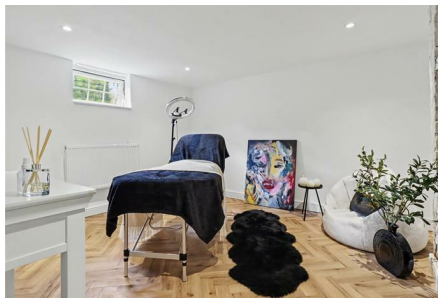
PRIMARY BEDROOM
13'2" x 12'0"
The generous primary bedroom provides a calm and inviting private retreat, featuring an attractive fireplace that creates a charming focal point and enhances the room's period character. With well-balanced proportions and a sophisticated decorative finish, the room comfortably accommodates a range of bedroom furniture while maintaining a relaxed and elegant atmosphere.

BEDROOM TWO
10'7" x 10'0"
A well-proportioned second bedroom offering excellent flexibility for family, guests or home working. Beautifully presented with a contemporary finish, the room provides a comfortable and versatile space with plenty of scope for individual styling.

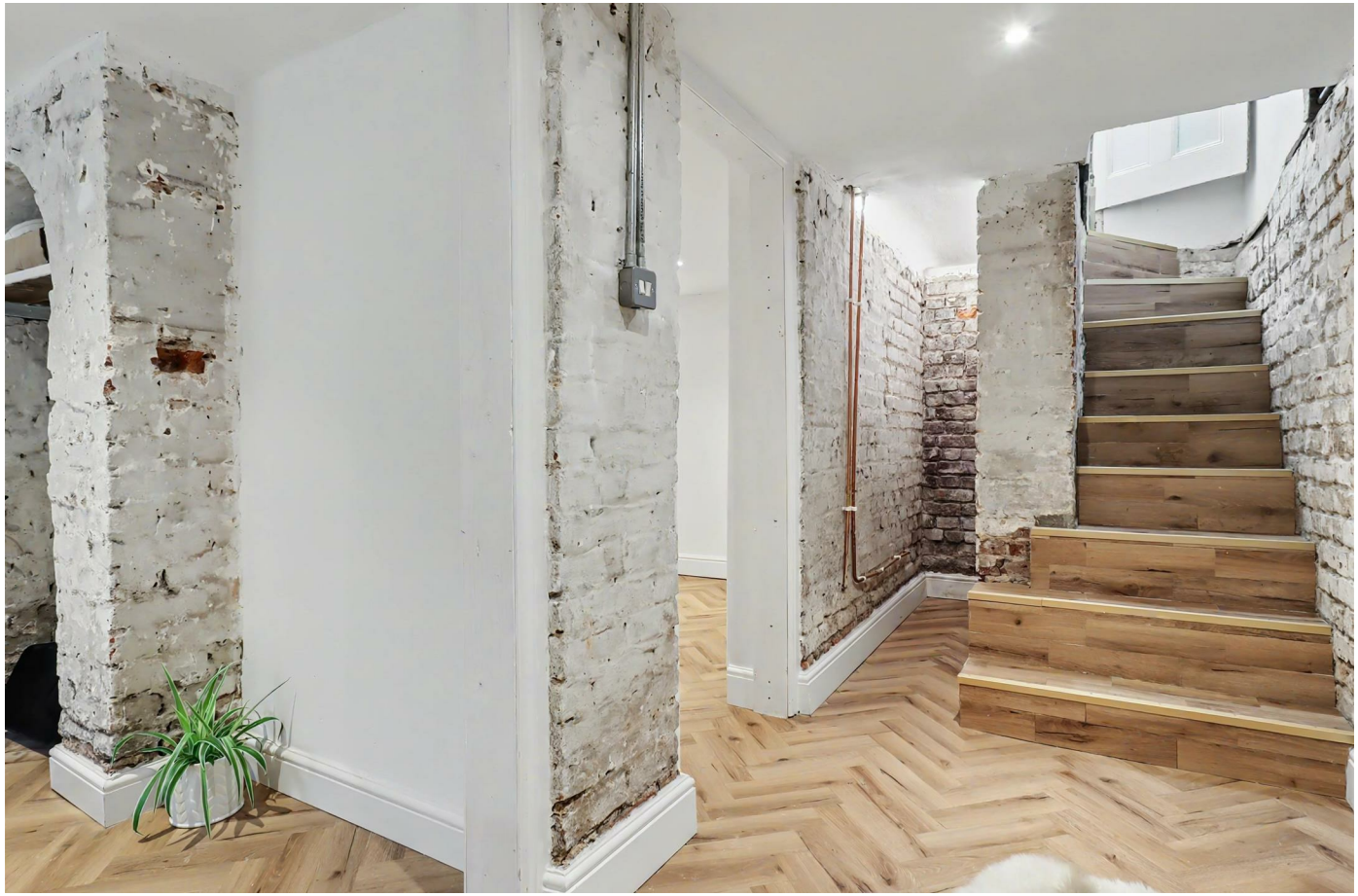


















BEDROOM THREE

8'10" x 8'7"

The third bedroom is a versatile additional room, ideal as a child's bedroom, guest accommodation or stylish home office. Continuing the home's considered presentation, it provides a bright and comfortable space away from the principal living areas.

BATHROOM

The beautifully appointed family bathroom combines timeless elegance with contemporary detailing. A freestanding bath provides an impressive centrepiece, complemented by contemporary sanitaryware and refined brass detailing, creating a sophisticated and relaxing bathroom setting.

OUTSIDE

The property benefits from a substantial enclosed rear garden, offering an excellent extension of the living accommodation. A raised terrace immediately adjoining the house creates a natural area for outdoor dining and entertaining, while the predominantly lawned garden provides a generous setting for relaxation, gardening and family enjoyment. To the front, the property also benefits from a large driveway providing ample off-road parking for multiple vehicles, adding excellent practicality to this characterful home.

LOCATION

Ideally situated on Dereham Road, the property offers easy access to Norwich city centre, the popular Golden Triangle and West End, with a wide range of cafés, restaurants, shops and amenities nearby. Excellent transport links provide convenient connections across the city, while the University of East Anglia, Norwich Railway Station and wider road network are all within easy reach.

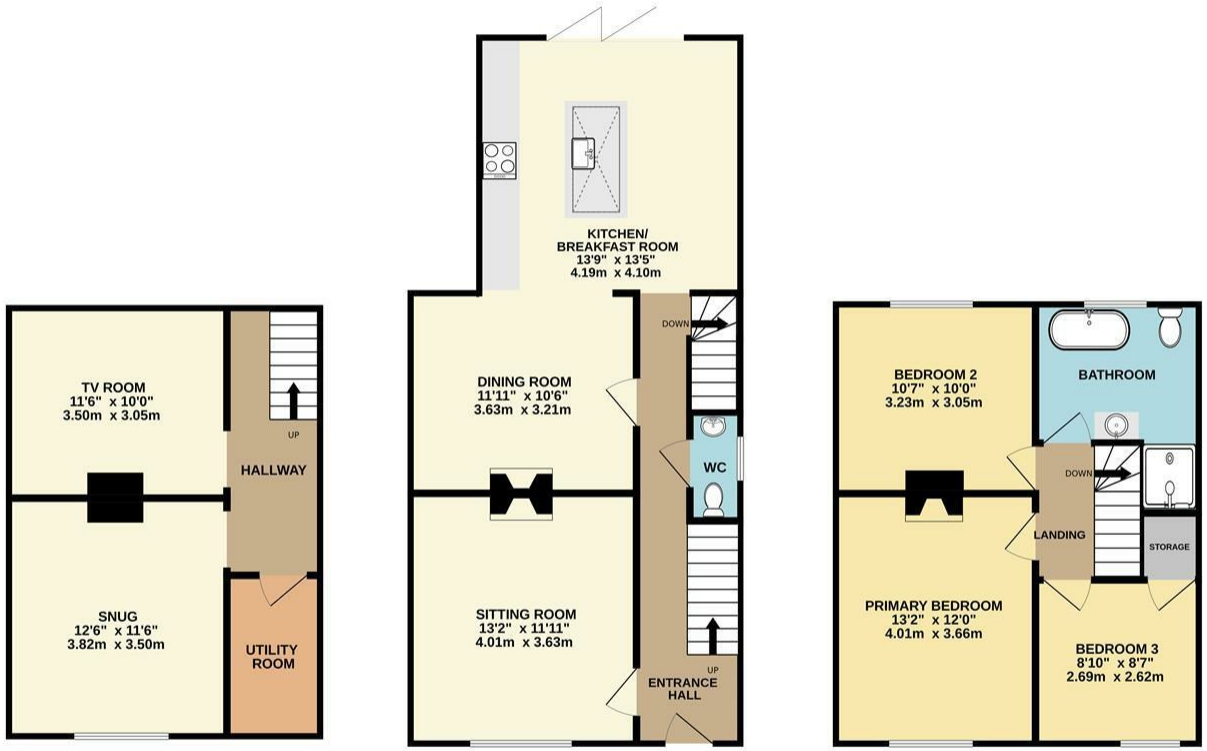
AGENTS NOTE

The rear extension has been coloured for illustration purposes. Due to be completed.

BASEMENT

GROUND FLOOR

1ST FLOOR



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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Council Tax Band

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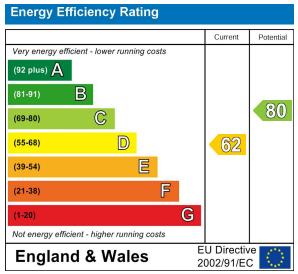

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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