



3 Ivy Flats Dereham Road, Norwich

Norwich



Minors & Brady

3 Ivy Flats Dereham Road

Norwich

Set back from lively Dereham Road, this inviting one-bedroom maisonette blends character, comfort, and convenience. Its private entrance, with both front and back doors, gives the home a welcoming and self-contained feel. Inside, a light-filled lounge with twin windows creates a cosy yet airy living space, complemented by a bright double bedroom, fitted kitchen, and bathroom. Designed with efficiency in mind, gas central heating keeps the property warm and affordable to run. A remarkable lease length of 949 years provides long-term reassurance. The addition of a private parking space makes day-to-day living even easier, while the location places Norwich city centre, shops, and transport links all within easy reach. Offering a low-maintenance lifestyle in the ever-popular NR2 postcode, this home is ideal for first-time buyers, downsizers, or investors.

- **Agents Note**

Sold Leasehold

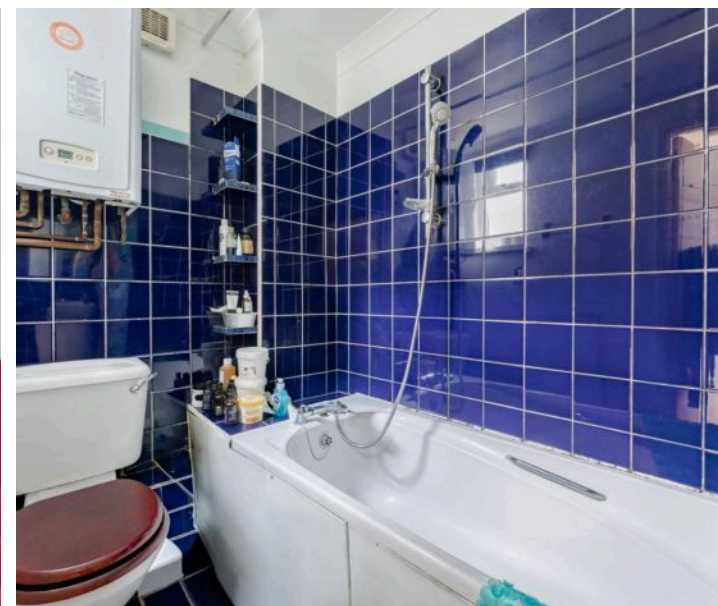
Connected to all mains services.

949 lease years remain

£700 maintenance paid annually

Ground Rent: £20 paid monthly

Disclaimer: Council tax banding information has not been verified for this property. Prospective purchasers are advised to make their own enquiries with Norwich City Council (or the Valuation Office Agency) to confirm the current banding before proceeding.



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3 Ivy Flats Dereham Road

Norwich

Ivy Flats, Dereham Road

This charming one-bedroom maisonette offers a wonderful blend of comfort, practicality, and convenience, perfectly suited to first-time buyers, downsizers, or those seeking a low-maintenance home.

Enjoying its own private entrance with both a front and back door, the property has a welcoming feel from the moment you arrive. Inside, a well-presented layout includes a cosy double-windowed lounge that fills the space with natural light, creating a warm and inviting atmosphere.

The bedroom provides a comfortable environment, while the neatly fitted kitchen and bathroom complete the accommodation.

With gas central heating, this home is easy to heat and benefits from low running costs, making it an economical choice. The maisonette also comes with an excellent lease length of 949 years remaining, offering long-term security and peace of mind.

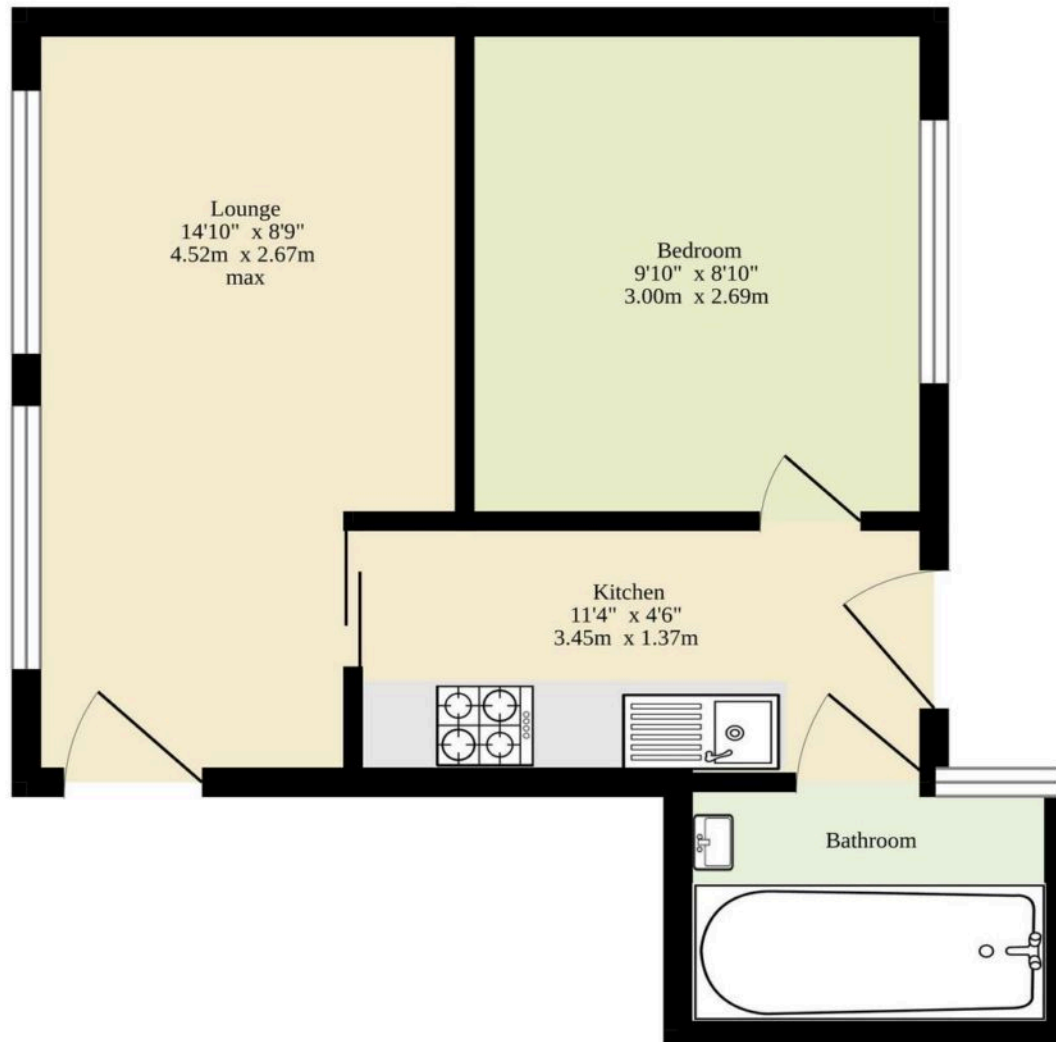
Outside, there is a dedicated parking space, adding to the practicality of this lovely home. Its position in a great location ensures excellent access to local amenities, transport links, and everything the area has to offer.

Overall, this maisonette is a truly cosy home that combines ease of living with affordability, ideal for anyone seeking a peaceful yet well-connected lifestyle.



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Ground Floor
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 285 sq.ft. (26.5 sq.m.) approx.

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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Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady
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