



311 Dereham Road, Norwich

Norwich



Minors & Brady

This is one of those Norwich homes that just gets it right. A two-bedroom Victorian terrace that's been completely reimagined, stylish, soulful, and effortlessly cool. Every inch has been thought through, from the herringbone floors and detailed coving to the navy kitchen with its gold accents and perfectly patterned tiles. It's city living with character, not cookie cutter but full of personality and edge, blending period charm with modern design in a way that feels natural and timeless. The layout flows beautifully, connecting the living and dining areas to create a social, open plan space while still offering quiet corners to unwind. Both bedrooms are generous doubles, light-filled and inviting, and that ensuite with the freestanding bath. Step outside and you've got your own peaceful garden backing onto Wensum View Park, a rare find this close to the city and perfect for relaxing or entertaining. Renovated, refined, and ready to move straight into, this is Norwich living with serious style. A home that stands out for all the right reasons, it's made for those who appreciate design, comfort, and a little bit of everyday luxury.

- Fully reimagined Victorian terrace, a perfect mix of period charm and modern style
- Herringbone flooring throughout the ground floor, warm, tactile, and effortlessly stylish
- Statement navy kitchen with gold accents, bold design that actually feels lived-in and timeless
- Patterned tiles and thoughtful detailing, cohesive design touches that tie the whole home together
- Light-filled front rooms with double windows, bright, airy spaces that feel instantly welcoming
- Open flow between living and dining spaces, perfect for both slow mornings and lively nights in
- Private, well-balanced rear garden backing onto Wensum View Park, rare peace in a city setting





311 Dereham Road

The Location

Located just minutes from Norwich city centre, Dereham Road offers the perfect blend of convenience and community. This sought-after NR2 postcode is particularly popular with both professionals and families thanks to its excellent access to a wide range of local amenities. Independent shops, cosy cafés, supermarkets, and everyday services are all close at hand, ensuring everything you need is within easy reach.

Transport connections are a real strength of Dereham Road. Regular bus services run directly into the city, making commuting or shopping trips simple and stress-free, while quick access to the A47 and A11 provides excellent road links to the wider region. Norwich railway station is also easily accessible, offering direct services to London Liverpool Street in under two hours.

The area itself has a lively yet welcoming character. The nearby Golden Triangle is one of Norwich's most desirable neighbourhoods, renowned for its vibrant atmosphere, popular pubs, and bustling restaurants. For those who enjoy the outdoors, Eaton Park, one of the city's largest green spaces, is just a short distance away and perfect for walking, running, or relaxing with friends and family.

Dereham Road is also well-served by reputable local schools, nurseries, and healthcare facilities, adding to its appeal for families. At the same time, its proximity to the University of East Anglia and the Norfolk & Norwich University Hospital makes it a popular choice for students, academics, and medical professionals.



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This is one of those homes that just feels right the moment you walk in. Thoughtfully renovated from top to bottom, this two-bedroom Victorian terrace nails that perfect balance between classic character and modern design, the kind of look that everyone wants.

Set back from the road, the first thing you'll notice is the double windows, a feature that floods both the sitting room and the front bedroom above with natural light. Step through the front door and the tone is set instantly: beautiful herringbone flooring that feels warm underfoot, detailed coving and picture rails, and a space that manages to feel both elevated and effortlessly relaxed.

It's the perfect introduction to a home that's bursting with style and personality.

The flow through to the dining room keeps the vibe social and open, making it easy to move from lazy breakfasts to lively dinner parties. And then, the kitchen, a classy navy colour palette, gold accents and patterned flooring that ties it all together, cohesive, calm and downright gorgeous.

Every element just goes.

M&B



311 Dereham Road

The downstairs bathroom continues that thoughtful design story, with patterned flooring that echoes the kitchen and modern sanitaryware that feels fresh and current. The skylight floods the space with natural light, giving it an airy feel, proof that even the most functional spaces can look and feel beautiful.

Upstairs, both bedrooms are generous doubles, each with their own unique charm. The front bedroom is bright and serene thanks to those signature double windows, while the second bedroom leads through to a stunning ensuite bathroom, complete with a freestanding bath, herringbone tiles, and a calm, spa-like atmosphere that's pure luxury.

Outside, the rear garden is private, peaceful, and perfectly balanced, with planting for colour and a patio space for unwinding or entertaining. Beyond the fence, Wensum View Park sits just behind, giving you that extra bit of green space and privacy.

This isn't just another terrace, it's a home that's been designed with real care, creativity, and an eye for timeless style. Vibrant, character-filled, and move-in ready, this is Norwich city living at its best.

Agents Note

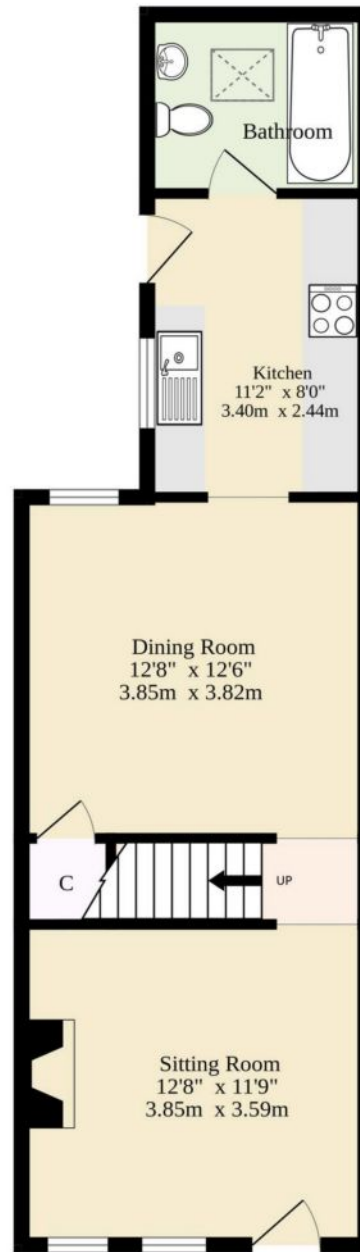
Sold Freehold

Connected to all mains services.

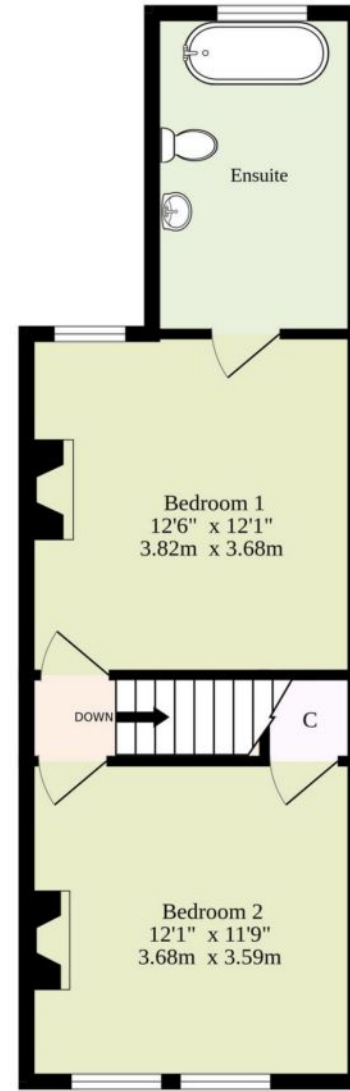


M&B

Ground Floor
420 sq.ft. (39.0 sq.m.) approx.



1st Floor
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.9 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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Minors & Brady

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