



231 Dereham Road, Norwich

Norwich



Minors & Brady



## 231 Dereham Road

This beautifully extended Victorian home invites you into a lifestyle where classic architecture meets effortless modern living, all just moments from the heartbeat of Norwich. Its elegant rooms flow naturally from one to the next, creating spaces perfect for unwinding, hosting friends, or enjoying quiet mornings with sunlight pouring through the bay window. The showpiece kitchen, bathed in natural light from its sky lantern and opening straight onto the garden, feels like the centre of everyday life, somewhere to cook, gather and connect. Upstairs, the calm of the generous bedrooms, including a refined principal suite, offers a true retreat from the buzz of the city. Step outside and the landscaped garden becomes an outdoor extension of the home, ideal for relaxed evenings in total privacy. With the rarity of private parking and the city's cafés, culture and riverside walks a short stroll away, this home delivers both convenience and character in equal measure. It's a place where modern comfort and vibrant city living come together seamlessly.

- Stunningly extended Victorian terrace where classic period charm meets sleek modern living
- Bright, contemporary kitchen with a sky lantern and French doors that seamlessly connect indoor life to the garden
- Two generous reception rooms that flow effortlessly, perfect for stylish entertaining or laid-back city living
- Full-width principal bedroom with its own private ensuite, offering a peaceful space from the urban buzz
- Landscaped rear garden designed for easy maintenance, ideal for alfresco dining, relaxing, or social gatherings
- Rare private off-street parking in the heart of Norwich, combining convenience with city living
- Three flexible bedrooms that adapt perfectly to family life, guests, or a home office setup

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## 231 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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### Dereham Road, Norwich

Nestled just moments from the vibrant heart of Norwich, this beautifully refined and thoughtfully extended Victorian terrace offers an exceptional blend of period elegance and contemporary comfort. Set behind a rare private driveway with space for two vehicles, the property immediately stands out, an inviting hall-entrance home that promises both style and convenience for modern city living.

Once inside, the sense of space is immediate. A traditional entrance hall, complete with original architectural detailing, guides you towards two generous reception rooms. These versatile spaces, one enjoying a broad bay window, create the perfect setting for everything from quiet evenings to lively gatherings.

High ceilings, classic coving and soft natural light all contribute to an atmosphere that is both uplifting and serene, while the layout allows for flexible living arrangements to suit a range of lifestyles.

To the rear, the property reveals a contemporary highlight: an impressive extended kitchen crafted for those who enjoy cooking, hosting, or simply having a beautifully designed everyday space. Finished with premium quartz worktops, a feature sky lantern and French doors leading straight into the garden, the kitchen blends functionality with a sense of openness rarely found in Victorian homes.





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A practical rear lobby enhances the usability of the space, offering additional storage and utility provision.

The first floor delivers three well-proportioned bedrooms, all accessed from the landing, a notable advantage in Victorian architecture. The principal bedroom spans the full width of the property and benefits from dual windows and its own private ensuite, creating a refined retreat at the end of the day. Two further bedrooms offer flexibility for guests, children, or a dedicated home office, complemented by a stylish family bathroom on the ground floor.

Outside, the property continues to impress. The landscaped rear garden has been designed with low-maintenance living in mind, featuring a mix of patio, artificial lawn, and shingle borders, ideal for relaxed outdoor dining, morning coffee in the sun, or unwinding after a day in the city.

With its private and enclosed layout, it feels like a peaceful extension of the home.

Location is key for this property. Positioned close to Norwich city centre, residents can enjoy easy access to an array of independent cafés, cultural venues, riverside walks, and excellent transport links. Whether heading out for dinner, commuting, shopping at local markets, or simply exploring the historic streets of the Cathedral Quarter, everything is within effortless reach.

This is a rare opportunity to secure a meticulously presented Victorian home that offers space, character, parking, and an enviable urban lifestyle—all in one of Norwich's most convenient settings.

### Agents Note

Sold Freehold

Connected to all mains services.

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Ground Floor  
586 sq.ft. (54.4 sq.m.) approx.

1st Floor  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 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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