



511 Dereham Road, Norwich

Norwich



Minors & Brady

# 511 Dereham Road

## Norwich

This chain-free three-bedroom terraced house offers an affordable entry into a popular area of Norwich. With good-sized rooms and a versatile layout, it provides excellent potential for modernisation and personalisation. The property benefits from a generous rear garden, ideal for outdoor living or future enhancements. There is scope to create a driveway at the front, adding convenience and extra value. Perfect for investors, first-time buyers, or families, the home represents a strong long-term opportunity. Overall, it is a well-priced property with significant potential to improve and make your own.

- Chain-free sale – ready for a quick move
- Affordable three-bedroom terraced home in a popular Norwich location
- Spacious living accommodation with two reception rooms
- Good-sized bedrooms suitable for family life, guests, or home working
- Two-piece bathroom plus a separate WC for convenience
- Generous rear garden ideal for outdoor entertaining or gardening
- Potential to convert the front garden into a driveway (STP)
- Excellent scope for modernisation and personalisation
- Well-positioned for first-time buyers or families seeking a property with potential

### Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



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### 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

This three-bedroom terraced house, situated in a sought-after area to the west of Norwich, represents an affordable opportunity with no onward chain. The property offers spacious living accommodation across two reception rooms and a kitchen, providing a versatile layout that can suit a variety of needs.

The bedrooms are well-proportioned, offering ample space for family life, guests, or home working, with a two-piece bathroom conveniently located next door and a separate WC for added practicality.

The home would benefit from some modernisation, allowing a new owner to put their own stamp on the property and enhance its potential. There is also the possibility to convert the front garden into a driveway, creating additional off-road parking and further increasing the appeal of the property.

The rear garden is a generous space, ideal for outdoor entertaining, gardening, or simply relaxing in a private setting.

This property is particularly well-suited for investors or those looking for a rental opportunity, given its size, location, and strong potential for improvement. First-time buyers or families seeking a home with character and room to grow will also find this house appealing.

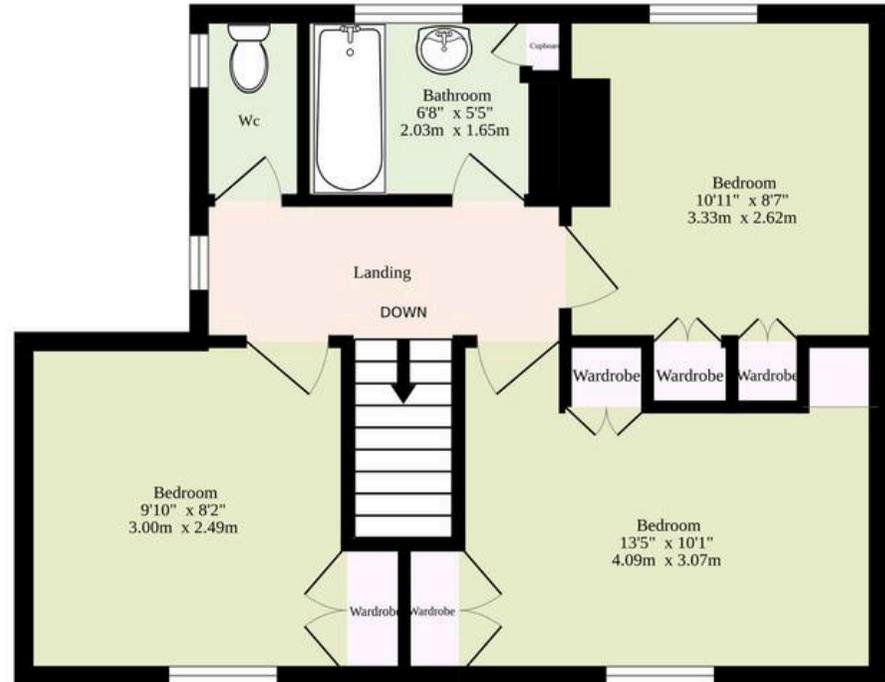
Overall, it combines affordability, space, and the chance to create a comfortable, modern home in a popular area of Norwich.



**Ground Floor**  
438 sq.ft. (40.7 sq.m.) approx.



**1st Floor**  
442 sq.ft. (41.1 sq.m.) approx.



**TOTAL FLOOR AREA : 880 sq.ft. (81.8 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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# Dreaming of this home? Let's make it a *reality*.



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Branch Manager



Meet *Rosie*  
Senior Sales Progressor



Meet *Tristan*  
Senior Property Lister

Minors & Brady  
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