



158 Dereham Road, Norwich

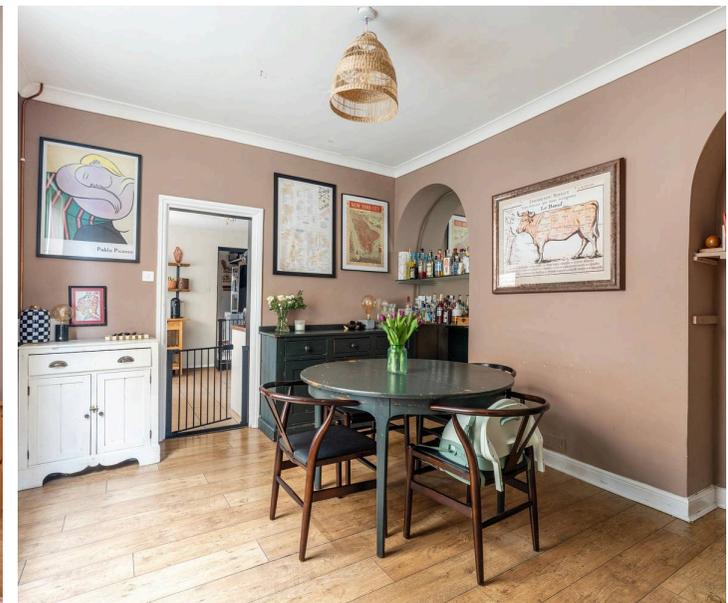
Norwich



Minors & Brady

Beautifully and thoughtfully reimagined, this Victorian end-of-terrace home delivers period charm with a confident, contemporary style that feels both distinctive and welcoming. The current vendors have already found their next dream home, presenting a fantastic opportunity for a smooth onward move. Inside, the property offers a bright, flowing layout with characterful touches throughout, including exposed brickwork and a striking, design-led sitting room. Versatile living spaces provide flexibility for modern lifestyles, complemented by a well-appointed kitchen with warm oak finishes. A ground floor bedroom adds further adaptability, ideal for guests, working from home or creative use. Upstairs, generous double bedrooms and stylish, heritage-inspired bathrooms continue the home's cohesive aesthetic. With a private, low-maintenance garden and convenient access to Norwich city centre, this is a home that effortlessly combines personality, practicality and location.

- Beautifully and thoughtfully renovated, seamlessly blending Victorian character with bold, contemporary design
- Charming end-of-terrace home with excellent kerb appeal
- Bright and airy interior with a natural flow, enhanced by generous proportions and abundant natural light
- Striking sitting room featuring exposed brickwork and a distinctive, design-led aesthetic
- Versatile second reception room, ideal as a dining space, snug or additional living area
- Spacious, well-appointed kitchen with warm oak worktops, ample storage and room to entertain
- Flexible ground floor bedroom, perfect for guests, home working or creative use
- Three well-proportioned double bedrooms, including a standout principal room with character features





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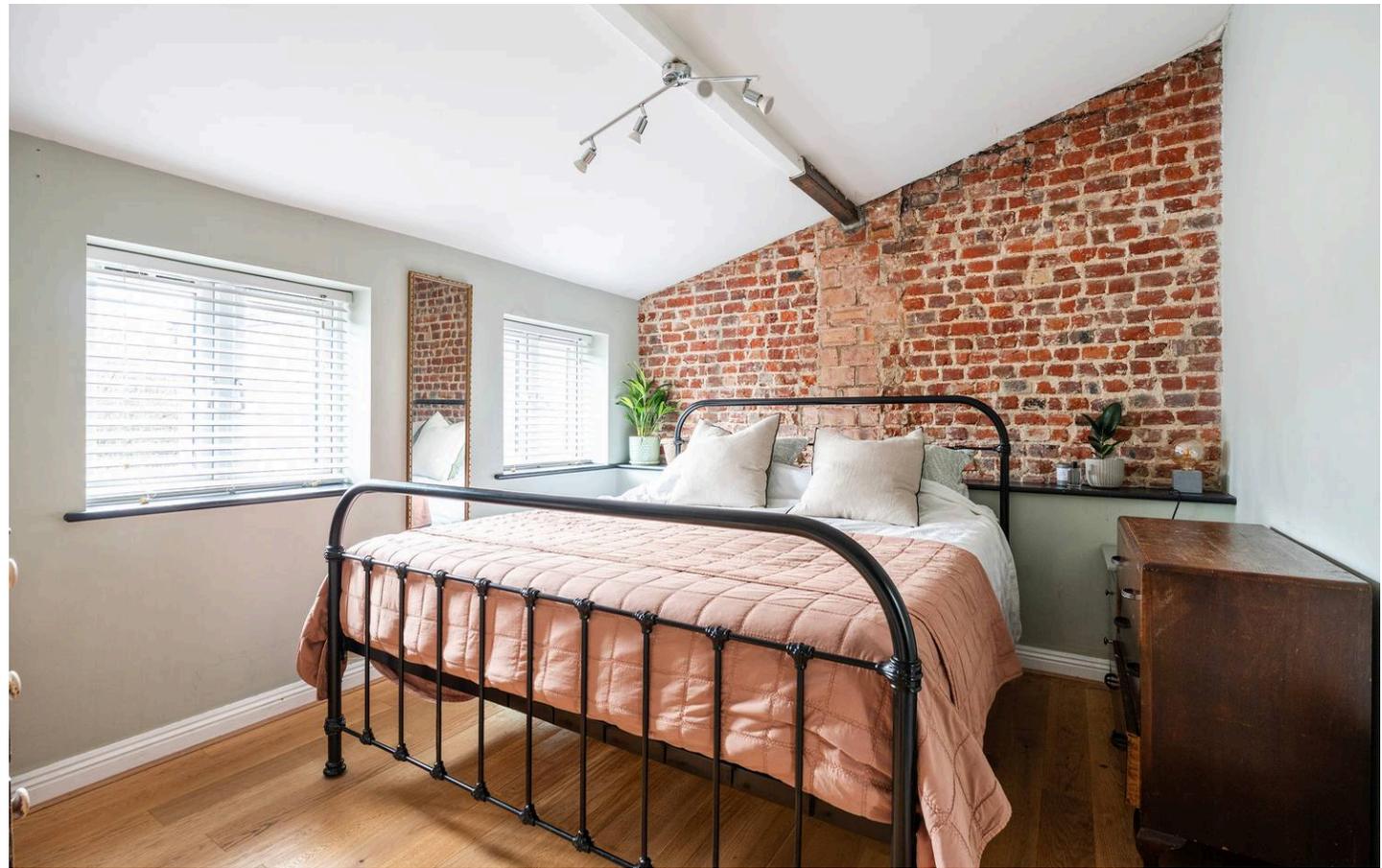
The Location

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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This Victorian end-of-terrace home effortlessly merges character, creativity and modern comfort, all set within easy reach of Norwich city centre. From the outside, the property stays true to its heritage with traditional brickwork and classic proportions, immediately setting the tone for what lies within, a home that embraces its period roots while introducing a bold, contemporary edge.

Stepping inside, you're welcomed by a bright and airy interior that flows naturally from room to room, with light enhancing the sense of space throughout. The sitting room is a true standout, offering a distinctive atmosphere that feels both stylish and inviting. A bricked-up fireplace has been cleverly retained as a feature, adding texture, while deeper tones create a slightly grungy, design-led aesthetic that still manages to feel refined and comfortable.

The second reception room continues the sense of versatility, ideal as a dining space or additional living area depending on your lifestyle. Together, these rooms offer flexibility without compromising on character.

The kitchen is generously sized and thoughtfully fitted, with oak worktops and ample cabinetry providing both practicality and warmth. It's a space that lends itself equally well to everyday living and entertaining, with easy access to the rear of the property.



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One of the most appealing aspects of the home is the versatile ground floor bedroom. Positioned to the rear, this room can easily adapt to suit a variety of uses, whether as a guest bedroom, home office, studio or snug.

Upstairs, the sense of character continues. The main bedroom is particularly impressive, with exposed brickwork creating a bold focal point that anchors the room and adds depth and personality. It's a space that feels both cosy and striking, perfectly in keeping with the home's overall style.

The additional bedrooms are both comfortable doubles, offering further flexibility for family living or working from home.

The bathrooms have been styled with a clear nod to the property's heritage, featuring patterned flooring that adds charm and visual interest. These details, paired with traditional fixtures such as the roll-top bath, create spaces that feel thoughtfully designed and full of character rather than purely functional.

Outside, the private rear garden offers a low-maintenance yet inviting space to unwind, with a combination of patio and planted borders providing texture and greenery. Side access and additional entry via a private car park add a practical touch, enhancing convenience without detracting from the home's appeal.

Agents Note

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



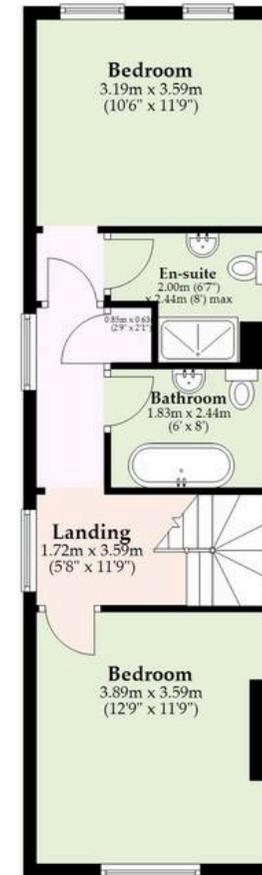
Ground Floor

Approx. 68.0 sq. metres (732.4 sq. feet)



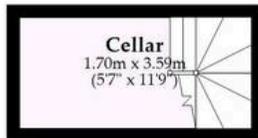
First Floor

Approx. 46.7 sq. metres (503.0 sq. feet)



Basement

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 114.8 sq. metres (1235.4 sq. feet)

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. Plan produced using PlanUp.

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Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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