



247 Dereham Road, Norwich

Norwich



Minors & Brady

247 Dereham Road

Set within the ever-popular Golden Triangle and enjoying a pleasant outlook with no properties directly opposite, this charming two-bedroom terraced home offers both privacy and a sought-after setting. Offered with no onward chain, it presents an excellent opportunity for first-time buyers. The ground floor features a bright bay-fronted sitting room leading through to a separate dining room and a well-designed U-shaped kitchen. Upstairs, there are two well-proportioned bedrooms and a spacious four-piece bathroom accessed from the landing. Further benefits include an insulated roof space and newly installed double glazed windows. Outside, the property boasts a fully enclosed, low-maintenance rear garden with a useful brick-built shed.

- Located within the highly sought-after Golden Triangle
- Enjoys a pleasant outlook with no properties directly opposite
- Offered with no onward chain, ideal for a straightforward purchase
- Bright bay-fronted sitting room providing a welcoming living space
- Separate dining room, ideal for family meals or entertaining
- Practical U-shaped kitchen with efficient use of space
- Two well-proportioned bedrooms accessed from a central landing
- Spacious four-piece bathroom suite
- Insulated roof space offering useful storage and improved efficiency
- Fully enclosed, low-maintenance rear garden with a brick-built shed for storage

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage. (New boiler installed May 2023)

The property is currently tenanted, with the tenants scheduled to vacate on 30th June. Therefore, completion will need to take place after this date.



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247 Dereham Road

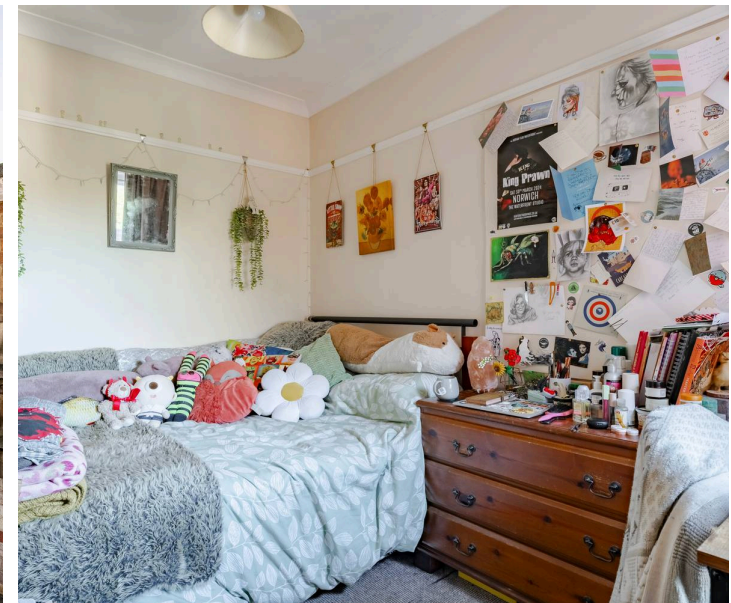
The Location

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

This charming traditional two-bedroom terraced home is ideally positioned within the highly sought-after Golden Triangle, making it a perfect first-time purchase. Offered with no onward chain, the property enjoys a pleasant outlook with no properties directly opposite, enhancing its sense of privacy and appeal.

The ground floor accommodation begins with a bright and welcoming bay-fronted sitting room, offering a cosy yet spacious living area. This leads through to a separate dining room, ideal for entertaining or family meals, which in turn provides access to a well-appointed U-shaped kitchen designed for practicality and efficient use of space.

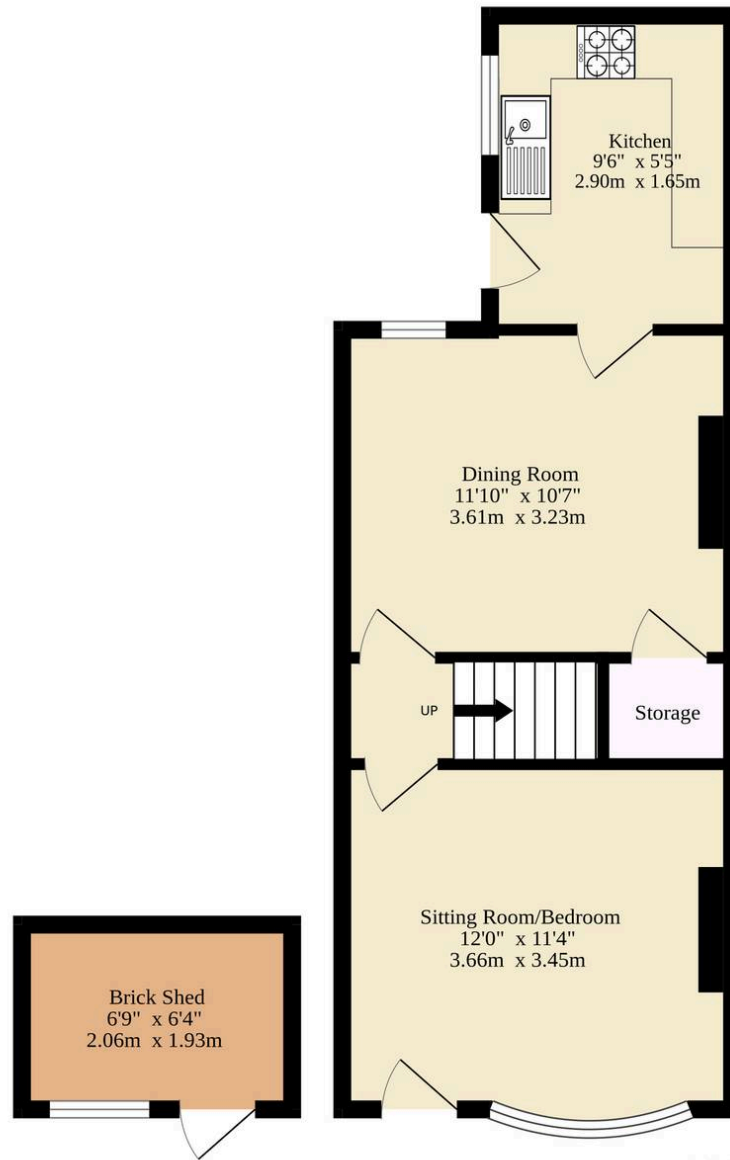
Upstairs, the property features two well-proportioned bedrooms, both accessed off a central landing, along with a generous four-piece bathroom suite. Additional benefits include an insulated roof space, providing useful storage and improved energy efficiency.

Externally, the home boasts a fully enclosed, low-maintenance rear garden, thoughtfully laid with patio and gravel for ease of upkeep. A brick-built shed offers excellent additional storage.

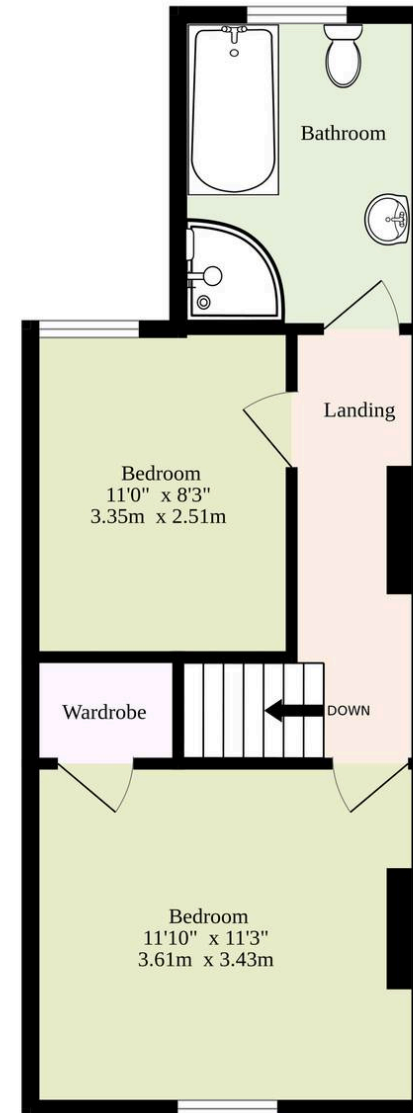
Further features include a selection of newly installed double glazed windows, adding to the property's comfort and efficiency. Overall, this is a fantastic opportunity to acquire a well-located home with character, convenience, and strong first-time buyer appeal.



Ground Floor
361 sq.ft. (33.5 sq.m.) approx.



1st Floor
322 sq.ft. (29.9 sq.m.) approx.



Including Brick Shed

TOTAL FLOOR AREA : 683 sq.ft. (63.5 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 *Nagilla*
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Meet *Tristan*
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