

Minors & Brady
NORWICH
FOR SALE
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220 Dereham Road, Norwich
Norwich



Minors & Brady

220 Dereham Road

Set along the highly regarded Dereham Road, this well-located mid-terrace home offers a practical layout suited to a range of living arrangements. Its position provides excellent connectivity to both the University of East Anglia and Norwich city centre, making it appealing to owner-occupiers and investors alike. The accommodation has been designed with adaptability in mind, allowing rooms to be configured to suit changing needs. Practical ground floor facilities enhance everyday convenience, particularly for households with multiple occupants. Upstairs accommodation provides comfortable private space with flexibility for varied use. Outside, the property benefits from manageable outdoor space and parking, a notable advantage in this location. Overall, the combination of layout, location, and amenities creates a strong and versatile proposition.

- Popular Dereham Road location
- Flexible ground floor arrangement
- Separate reception rooms
- Ground floor wet room and cloakroom
- Three first-floor bedrooms
- Enclosed rear courtyard
- Allocated parking
- Convenient access to UEA
- Easy reach of Norwich city centre and amenities





M&B

220 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.



220 Dereham Road

Dereham Road, Norwich

Located on the ever-popular Dereham Road, Norwich, this mid-terrace property offers generous and flexible living accommodation arranged over two floors. Ideally positioned for ease of access to the University of East Anglia and Norwich city centre, the property presents a strong opportunity for both buyers and buy-to-let landlords, as well as those seeking a conveniently located home.

The ground floor accommodation is arranged to maximise versatility. The lounge provides a comfortable reception space, while a separate dining room offers the flexibility to be used either as a communal dining area or as a fourth bedroom, making the layout particularly attractive for shared occupancy.

The kitchen is positioned to the rear and provides direct access to the enclosed courtyard beyond, offering a practical space for everyday use.

Also on the ground floor is a wet room, complemented by a separate downstairs cloakroom, adding useful convenience for multi-occupant living or busy households. This layout supports ease of use and practicality, especially in a property well suited to rental purposes.

To the first floor, the property offers three bedrooms, providing ample accommodation for residents. The arrangement allows for a range of uses, whether as bedrooms, study space, or additional flexibility depending on occupier needs.



220 Dereham Road

Externally, the property benefits from an enclosed courtyard, offering low-maintenance outdoor space with a good level of privacy. Additionally, allocated parking is included, a valuable feature for a property in such a central and well-connected location.

With its proximity to local amenities, transport links, the university, and the city centre, this property is ideally located for tenants and residents alike. Its adaptable layout and location make it a compelling option for investment.

Agents Note

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



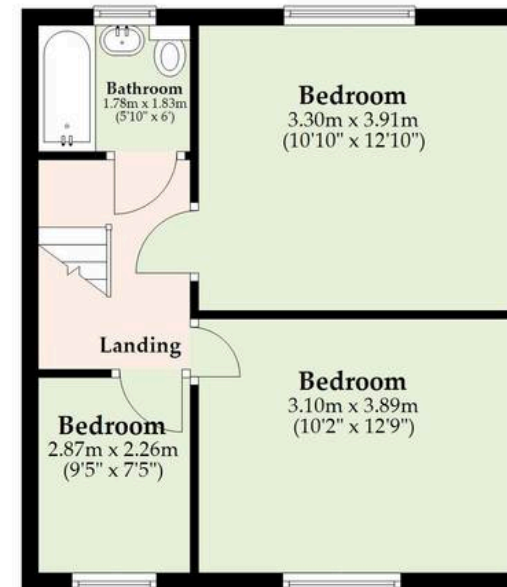
Ground Floor

Approx. 73.4 sq. metres (790.1 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



Total area: approx. 115.2 sq. metres (1240.0 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.

Dreaming of this home? Let's make it a *reality*.



Meet *Liam*
Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

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