



358 Dereham Road, Norwich

Norwich



Minors & Brady

358 Dereham Road

A spacious and extended detached home offering flexible living in a prime west Norwich setting. Well positioned with a gated approach, the property delivers a strong sense of arrival alongside generous accommodation ideal for family life. Inside, multiple reception rooms create a natural flow for both everyday living and entertaining, centred around a bright open-plan kitchen and lounge area. Upstairs, three well-proportioned bedrooms are served by a four-piece family bathroom, ensuring comfort and practicality. Outside, a sunny south-facing rear garden provides an excellent space to relax, dine or enjoy time with family. Altogether, this is a well-balanced home combining space, versatility and a highly convenient location.

- Prominent west Norwich location
- Extended detached family home
- Three well-proportioned bedrooms
- Three versatile reception rooms
- Open-plan kitchen, dining and living flow
- Stylish four-piece family bathroom
- Ground floor WC for added convenience
- Gated driveway with garage parking
- South-facing rear garden with patio
- Recently decorated with new carpets throughout





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358 Dereham Road

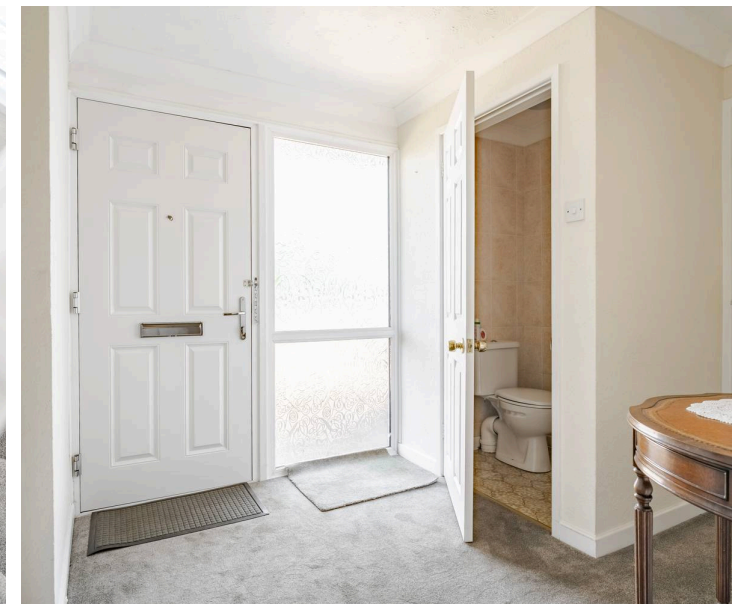
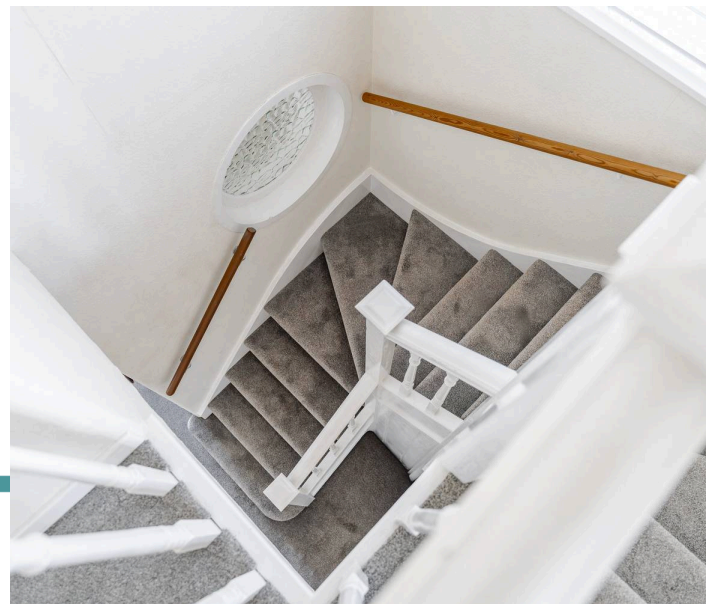
The Location

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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This established detached family home occupies a prominent position to the west of Norwich, offering generous and versatile accommodation ideally suited to modern family living. Extended at ground floor level, the property provides a well-balanced layout with a natural flow between living spaces.

The home is approached via a gated driveway, creating a strong sense of arrival and providing ample off-road parking alongside access to the attached garage. Upon entering, a welcoming hallway leads to the principal accommodation, including a comfortable sitting room positioned to the front aspect.

To the rear, the property opens into a sociable arrangement of living and dining spaces, with the kitchen forming a central hub. Fitted with a range of units and practical workspace, the kitchen flows through to the dining area and further into an extended lounge, where patio doors open directly onto the garden, allowing for excellent natural light and a seamless connection to the outdoors.

The ground floor also benefits from a convenient WC and internal access to the garage, enhancing the overall practicality of the home. Three reception areas on this level provide flexibility, whether for formal dining, family living or home working arrangements.



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Upstairs, the property offers three bedrooms, each well proportioned and filled with natural light. These are served by a spacious four-piece family bathroom, fitted with both a bath and separate shower, ensuring functionality for busy households.

Externally, the rear garden is a particular highlight, enjoying a south-facing aspect that makes the most of sunlight throughout the day. The space is primarily laid to lawn with a patio area, offering an ideal setting for outdoor dining, entertaining or simply relaxing. An additional outbuilding provides useful storage.

Overall, this is a spacious and adaptable family home set within a highly convenient location, combining practical living, strong outdoor space and easy access to Norwich and its surrounding amenities.

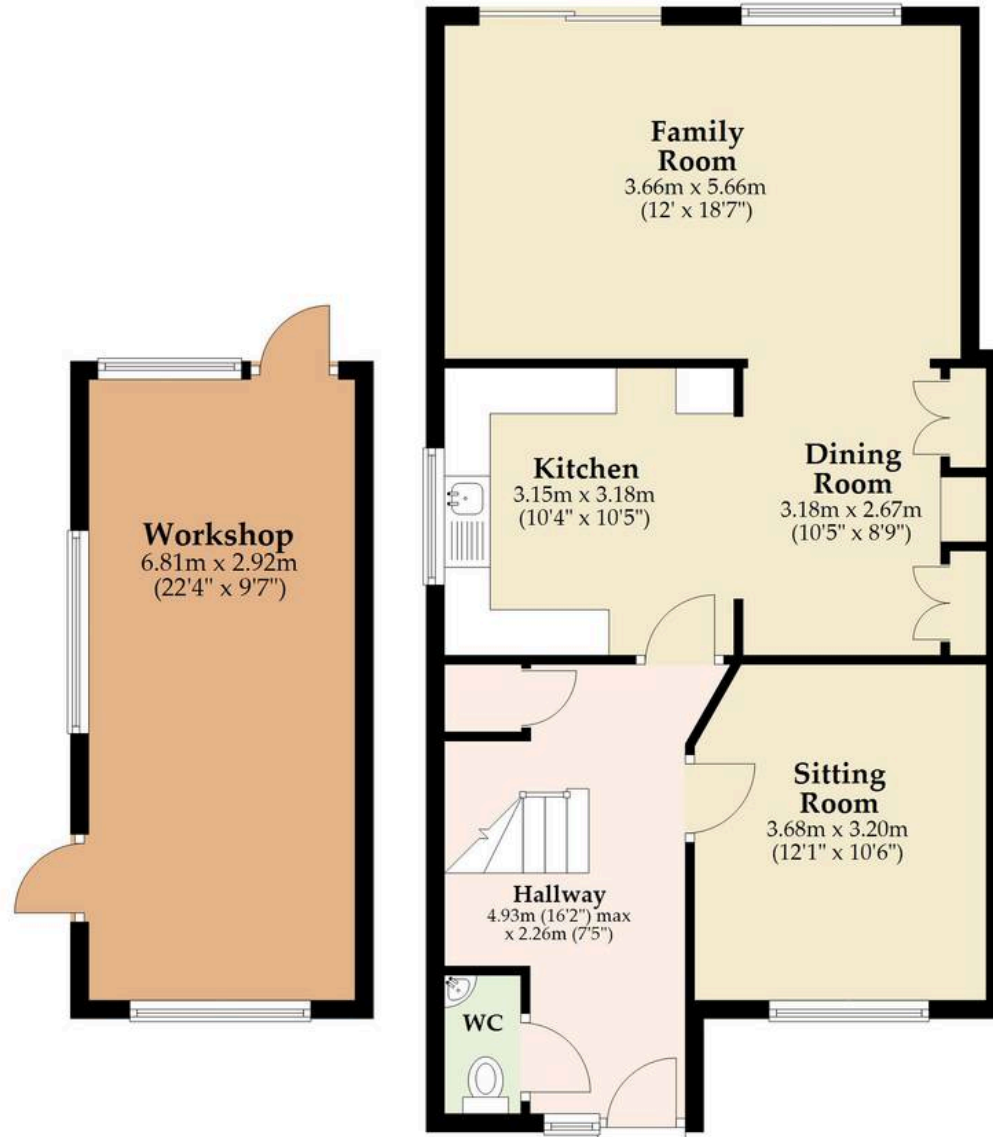
Agents Note

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



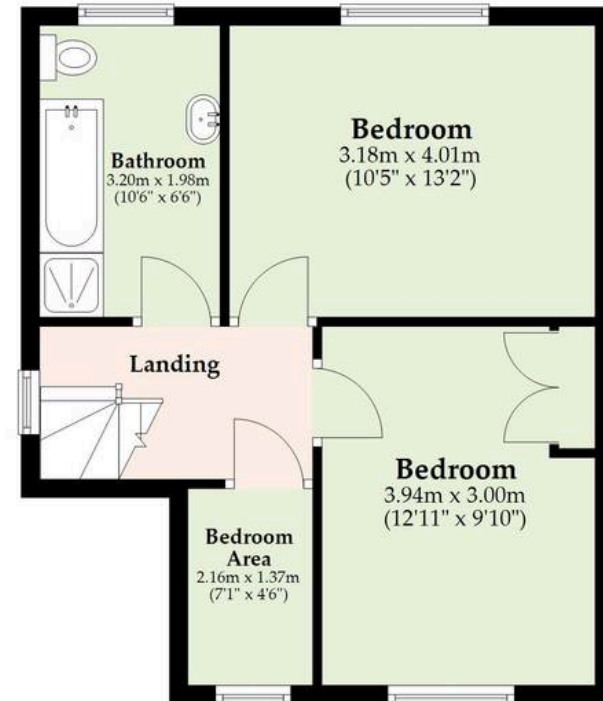
Ground Floor

Approx. 85.4 sq. metres (918.9 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.2 sq. feet)



Total area: approx. 123.2 sq. metres (1326.1 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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