



6 The Loke Dereham Road, Norwich

Minors & Brady



6 The Loke Dereham Road

Norwich

A beautifully presented detached home tucked away within a private setting, offering stylish open-plan living and a move-in-ready finish throughout. Set within a small modern development, the property combines privacy, practicality and contemporary design, making it ideal for families and professionals alike. The heart of the home is an impressive open-plan living, dining and garden room arrangement, creating a bright and versatile space for both everyday living and entertaining. Upstairs, three well-proportioned bedrooms are complemented by a modern shower room and excellent storage. With a private enclosed garden, garage, off-road parking and an enviable tucked-away position, this is a fantastic opportunity to acquire a home requiring little to no work.

- Beautifully presented detached home tucked away within a private road setting
- Impressive open-plan living, dining and garden room, ideal for modern family living
- Modern fitted kitchen with integrated appliances and excellent storage
- Three well-proportioned bedrooms, including fitted wardrobes to two rooms
- Stylish contemporary shower room featuring a walk-in rainfall shower
- Private and enclosed rear garden with lawn, patio and attractive planted borders
- Garage with electric roller door and off-road parking directly in front
- Immaculately maintained throughout with a move-in-ready finish
- Convenient west Norwich location close to amenities, schooling, UEA and the Norfolk & Norwich University Hospital
- Excellent transport links with easy access to Norwich city centre, the A47 and regular bus services nearby

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The Location

Set within a well-established residential area to the west of Norwich city centre, this location enjoys an excellent balance of convenience, connectivity and everyday practicality. A wide range of local amenities can be found close by, including supermarkets, convenience stores, healthcare facilities and independent services, while the nearby Bowthorpe Shopping Centre provides additional retail options, a pharmacy and other essential amenities.

Residents are also well served by a variety of cafés, pubs, restaurants and takeaways, with Norwich city centre just a short journey away. Here, you can enjoy an extensive selection of shopping opportunities, from popular high-street retailers and Chantry Place to the independent boutiques, cafés and vibrant atmosphere of the Norwich Lanes, alongside a wealth of leisure, cultural and entertainment attractions.

The area is particularly appealing to families thanks to its selection of well-regarded schools for all ages, whilst the nearby University of East Anglia provides further educational opportunities together with excellent sporting, recreational and cultural facilities. Healthcare provision is equally impressive, with local GP surgeries, dental practices and the Norfolk and Norwich University Hospital all within easy reach.

Transport connections are a major advantage of the location. Frequent bus services provide convenient access to Norwich city centre and surrounding areas, while Norwich Railway Station offers direct services to London Liverpool Street and other major destinations. The nearby A47 ensures straightforward travel across Norfolk and beyond.



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The Loke, Norwich

Tucked away within a small and attractive modern development, this beautifully presented detached home offers a wonderful blend of privacy, practicality and contemporary living. Set back from the road along a private approach, the property enjoys a peaceful setting whilst remaining conveniently positioned for local amenities, schooling and transport links. Immaculately maintained throughout, the home is ready for immediate occupation and is perfectly suited to families, professionals and those seeking a property requiring little to no work.

Upon entering, a welcoming hallway immediately showcases the property's high standard of presentation, with neutral décor and a bright, inviting atmosphere flowing throughout the home. A convenient ground floor cloakroom adds practicality, while the kitchen is thoughtfully designed to maximise both storage and functionality. Fitted with a range of modern units and integrated appliances, it provides an excellent space for day-to-day living and meal preparation, with further room for additional appliances where required.

The true heart of the property is the impressive open-plan living accommodation. Offering excellent versatility, this substantial space effortlessly combines sitting, dining and garden room areas to create a sociable environment perfectly suited to modern lifestyles. The living and dining areas provide ample room for both relaxation and entertaining, while the adjoining garden room benefits from a dual-aspect design and direct access to the rear garden.



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Filled with natural light throughout the day, this space offers flexibility as a second reception area, home office, playroom or reading room, depending on a buyer's needs.

The first floor continues the home's excellent presentation and practical layout. Three well-proportioned bedrooms provide comfortable accommodation, with the principal bedroom benefitting from fitted wardrobes and the second bedroom featuring recently installed wardrobes, enhancing both storage and usability. The remaining bedroom offers flexibility for growing families, guests or home working requirements. Serving the bedrooms is a stylish and contemporary shower room, fitted with modern sanitary ware and a walk-in rainfall shower.

Outside, the property enjoys a beautifully maintained rear garden which provides a private and enclosed outdoor retreat. Predominantly laid to lawn, the garden is complemented by attractive planting borders that add colour and interest throughout the seasons. A paved patio area creates the perfect setting for outdoor dining, entertaining or simply enjoying warmer days, whilst the enclosed nature of the garden makes it ideal for both children and pets.

Further enhancing the property's appeal is the garage, complete with an electric roller door, together with off-road parking positioned directly in front.

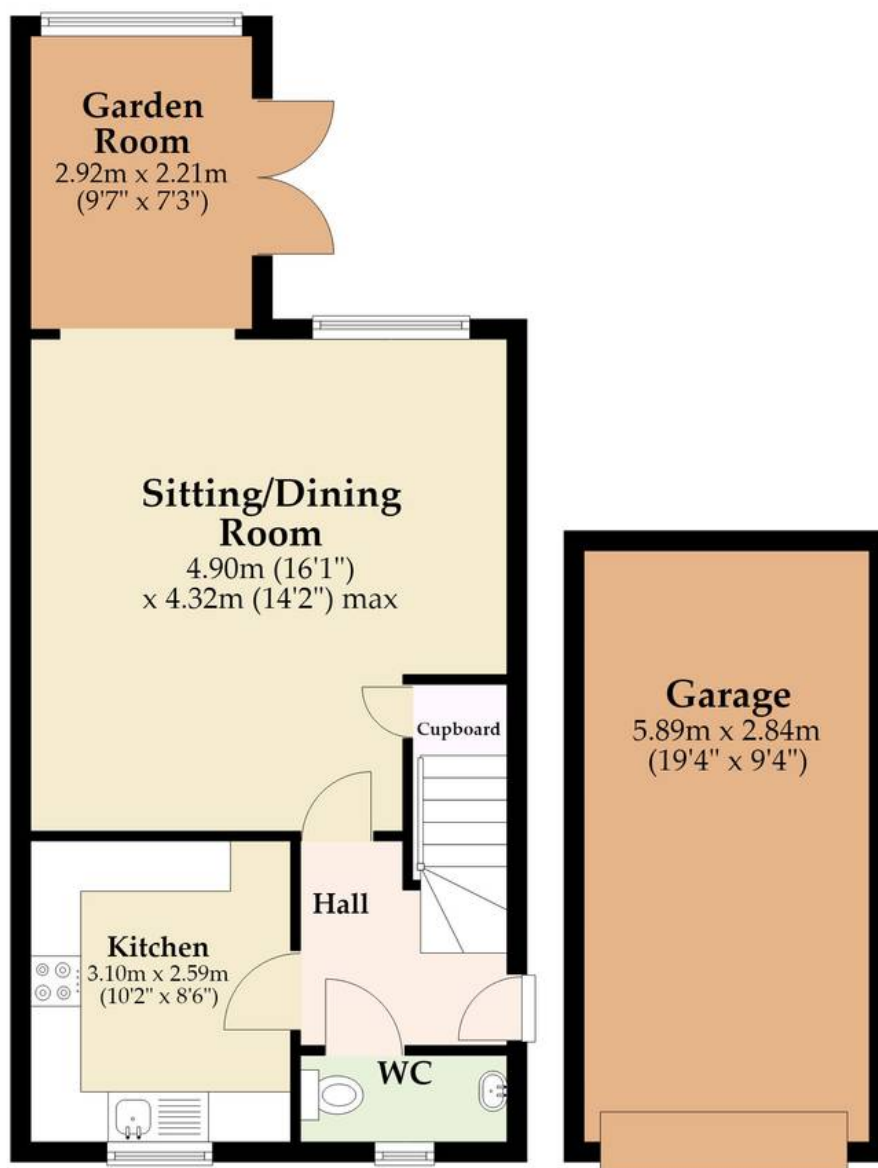
Agent's Note

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



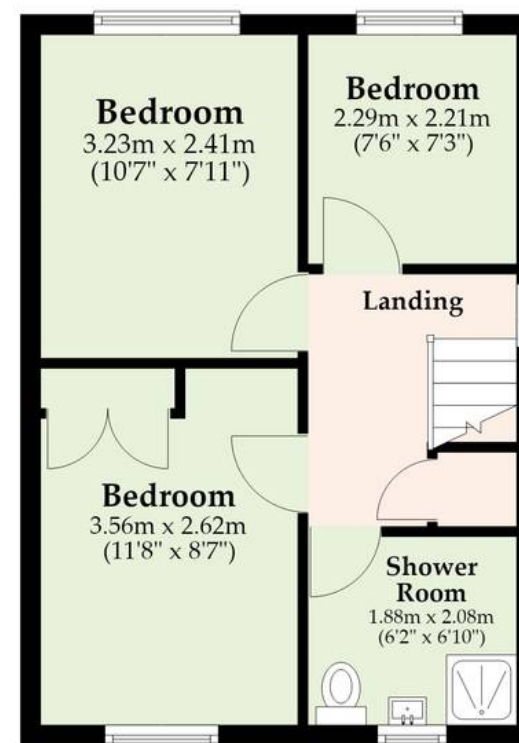
Ground Floor

Approx. 59.0 sq. metres (634.7 sq. feet)



First Floor

Approx. 32.6 sq. metres (351.4 sq. feet)



Total area: approx. 91.6 sq. metres (986.1 sq. feet)

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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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