



539 Dereham Road, Norwich

Minors & Brady



539 Dereham Road

Norwich

Packed with potential and occupying a generous plot, this three-bedroom semi-detached home offers an excellent opportunity to make a property your own. Positioned on the well-connected Dereham Road, it provides easy access to Norwich city centre, local amenities and transport links. The accommodation includes a spacious lounge with feature brick-effect wallpaper, a practical kitchen with space for appliances, and a conservatory overlooking the garden. Upstairs are three well-sized bedrooms, a family bathroom and separate WC. Outside, the substantial rear garden is predominantly laid to lawn, offering excellent outdoor space to enjoy. With nearly 1,000 sq ft of accommodation and plenty of scope to add value, this is a fantastic home for a range of buyers.

- Three-bedroom semi-detached home in a well-connected Norwich location
- Excellent opportunity to modernise and add your own personal touch
- Spacious lounge featuring attractive brick-effect wallpaper
- Conservatory providing additional living and entertaining space
- Practical kitchen with space for a range of appliances
- Useful utility room and separate storage area
- Three well-proportioned bedrooms, ideal for families or home working
- Family bathroom with separate WC for added convenience
- Generous rear garden occupying a substantial plot, mainly laid to lawn
- Convenient position on Dereham Road, offering easy access to Norwich city centre, the A47, local amenities and transport links

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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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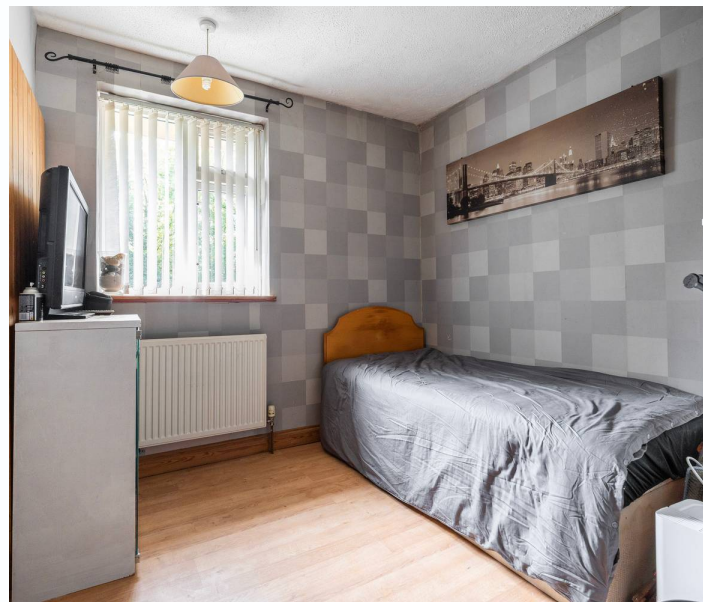
Dereham Road, Norwich

Situated on Dereham Road, a well-connected location offering convenient access to Norwich city centre, local amenities and major transport links, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to add their own style and create a home tailored to their needs.

The property is approached via an entrance hall leading into a generous lounge, a bright and versatile living space enhanced by feature brick-effect wallpaper, creating a focal point within the room. To the rear, a conservatory extends the accommodation and provides additional reception space with views over the garden, ideal for relaxing or entertaining.

The kitchen offers practical workspace and benefits from space for a range of appliances, presenting a functional layout that can be utilised immediately or modernised to suit individual tastes. A useful utility room and adjoining storage area further enhance the practicality of the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, all providing comfortable accommodation and flexibility for family living, guest space or home working. The first floor is served by a family bathroom and a separate WC, adding convenience for busy households.



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Externally, the home occupies an impressive plot with a substantial rear garden that is predominantly laid to lawn. Offering excellent outdoor space, the garden provides plenty of room for children to play, gardening enthusiasts to enjoy, or potential future landscaping projects, subject to any necessary permissions.

With approximately 958 sq ft of accommodation, generous room sizes throughout and plenty of scope for improvement, this semi-detached home presents an exciting opportunity for first-time buyers, families and investors alike. Combined with the excellent connectivity and convenience of the Dereham Road location, this is a property with fantastic potential to make your own.

Agent's Note

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



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Ground Floor

Approx. 48.8 sq. metres (525.0 sq. feet)



First Floor

Approx. 40.2 sq. metres (433.1 sq. feet)



Total area: approx. 89.0 sq. metres (958.1 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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