



3 Dersley Court, Norwich

Minors & Brady



3 Dersley Court

Norwich

A corner-plot detached home tucked away in a quiet cul-de-sac, offering privacy, practicality and excellent outdoor space. This well-presented three-bedroom property enjoys a non-overlooked enclosed garden, generous living accommodation and a spacious kitchen dining room designed for modern day-to-day living. Built-in wardrobes, excellent storage solutions and a versatile garage with electric facilities ensure the home is as functional as it is comfortable. Outside, the driveway, carport and garage provide ample off-road parking, while the garden offers a peaceful setting to relax and entertain. Situated within the ever-popular Chapel Break area, this is a fantastic opportunity to secure a detached home in a well-connected and highly sought-after location.

- Three-bedroom detached family home occupying a generous corner plot position within a quiet and highly desirable cul-de-sac setting
- Spacious lounge offering an inviting living environment with plenty of natural light and ample room for entertaining guests
- Well-appointed kitchen dining room featuring excellent storage, generous worktop space and direct access to the rear garden
- Three well-proportioned bedrooms, including two doubles with fitted wardrobes providing practical and convenient built-in storage solutions
- Family bathroom conveniently arranged from the landing, serving all bedrooms and completing the first-floor accommodation
- Private enclosed rear garden that is not directly overlooked, creating a peaceful space for relaxation and outdoor enjoyment
- Attractive corner plot gardens with lawned areas, established boundaries and a useful garden shed for additional storage
- Driveway, carport and garage





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The Location

Situated within the popular residential development of Dersley Court in Bowthorpe, this location offers an excellent balance of convenience, connectivity and everyday practicality. Residents benefit from easy access to a range of local amenities, including the nearby Roys of Bowthorpe, providing convenient shopping and essential services within easy reach.

The area is particularly well connected, with regular bus routes providing straightforward access into Norwich city centre, making it an ideal choice for commuters and those who wish to enjoy the city's extensive selection of shops, restaurants, cafés and cultural attractions. For those travelling further afield, the nearby A47 offers excellent road links across Norfolk and beyond.

The property is also ideally positioned for access to both the University of East Anglia and the Norfolk and Norwich University Hospital, making it particularly appealing to professionals, academics, healthcare workers and students alike.

Longwater Retail Park is just a short drive away, offering a wide range of supermarkets, retail outlets, gyms and leisure facilities, while nearby green spaces and walking routes provide opportunities to enjoy the outdoors. Combining strong transport links, excellent local amenities and easy access to key employment hubs, Dersley Court remains a highly desirable location for a wide range of buyers.



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3 Dersley Court

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Dersley Court, Norwich

Occupying a desirable corner plot position within a quiet cul-de-sac in the ever-popular suburb of Chapel Break, this well-presented three-bedroom detached home offers comfortable living space, excellent storage solutions and attractive outdoor areas. With enclosed gardens, a garage, carport and off-road parking, the property provides a practical layout perfectly suited to families, professionals and those seeking a peaceful residential setting within easy reach of Norwich city centre.

Stepping inside, a welcoming entrance hall provides access to the principal ground floor accommodation. The lounge is a bright and generously proportioned reception room, offering ample space for both relaxation and entertaining. Natural light flows into the room, creating a comfortable environment that can easily accommodate a variety of furniture arrangements while remaining both practical and inviting.

Positioned to the rear of the property, the kitchen dining room serves as the heart of the home. Offering excellent storage and plenty of worktop space, the room is well equipped for everyday cooking and family life. There is ample space for a dining table, making it an ideal setting for family meals, casual dining and social occasions.



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Direct access to the garden further enhances the room's functionality and creates an effortless connection between indoor and outdoor living during the warmer months.

The first floor is arranged around a central landing and comprises three bedrooms alongside the family bathroom. The principal bedroom is a comfortable double room benefiting from built-in wardrobes, providing excellent storage without compromising floor space. The second bedroom is also a generous size and further benefits from fitted wardrobes, whilst the third bedroom offers flexibility for growing families, visiting guests or those working from home. The family bathroom is conveniently positioned to serve all bedrooms and completes the accommodation.

Outside, the property continues to impress. The enclosed rear garden enjoys a pleasing degree of privacy and is not directly overlooked, creating a peaceful outdoor retreat. Predominantly laid to lawn with established boundaries, the garden offers space for children to play, gardening enthusiasts to enjoy and families to entertain throughout the year. A useful shed provides additional external storage.

The practical benefits continue with a driveway, carport and garage, ensuring ample parking provision. The garage is equipped with electric facilities, offering excellent versatility for storage, workshop use or hobby space.

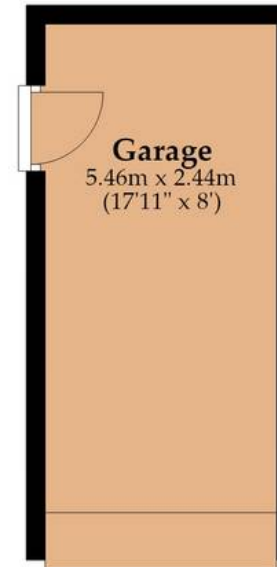
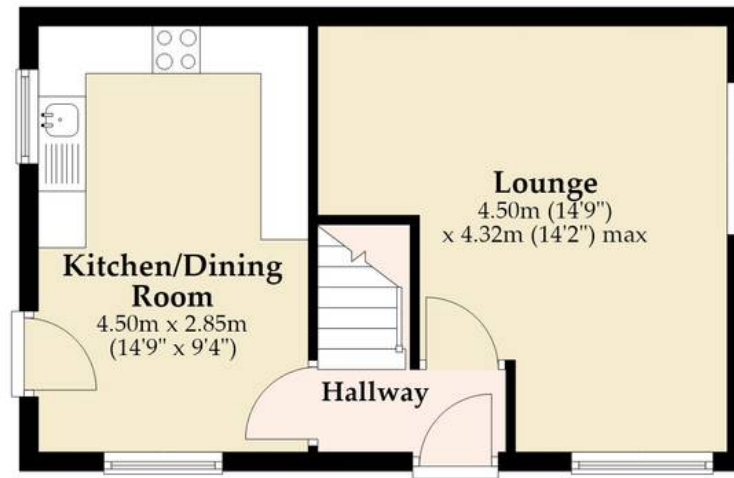
Agent's Note

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

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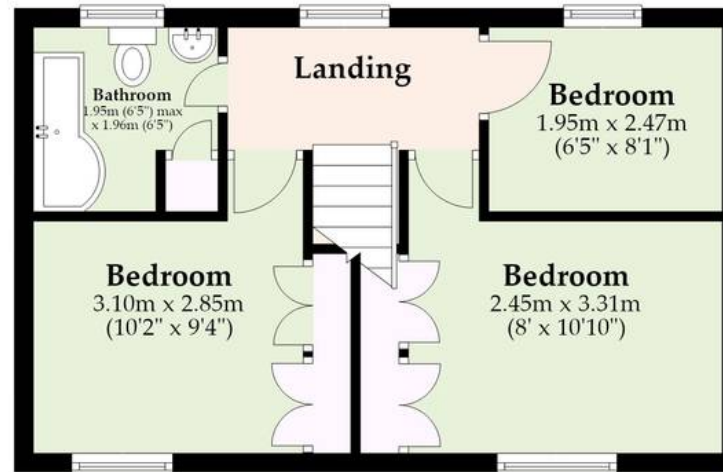
Ground Floor

Approx. 46.0 sq. metres (495.3 sq. feet)



First Floor

Approx. 32.7 sq. metres (351.9 sq. feet)



Total area: approx. 78.7 sq. metres (847.2 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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