



218 Dereham Road, Norwich

Minors & Brady



218 Dereham Road

Norwich

Elevated from the road and packed with character, this impressive Victorian terrace delivers far more space than first meets the eye. Situated in the highly sought-after NR2 district, the property combines period charm with practical modern upgrades, all within walking distance of Norwich city centre, popular cafés, pubs and restaurants. The accommodation includes two generous double bedrooms, a renovated en suite, a ground floor shower room and a versatile converted attic store room offering additional usable space. Further benefits include a fitted kitchen, two reception rooms, useful understairs pantry storage and a nearly new boiler. Outside, a non-bisected rear garden provides a private setting to relax and entertain, completing this attractive chain-free home.

- Attractive bay-fronted Victorian terraced home in the sought-after NR2 area
- Elevated position set back from the road with a charming front garden
- Two generous double bedrooms, including a principal bedroom with renovated en suite
- Versatile converted attic store room offering excellent additional space
- Bright bay-fronted sitting room and separate dining room
- Useful understairs storage ideal for use as a pantry
- Fitted kitchen leading through to a renovated ground floor shower room and utility area
- Nearly new boiler, double glazing and gas central heating throughout
- Private non-bisected rear garden with patio, lawn and timber shed
- Offered with no onward chain and within walking distance of Norwich city centre, UEA and the Norfolk & Norwich University Hospital





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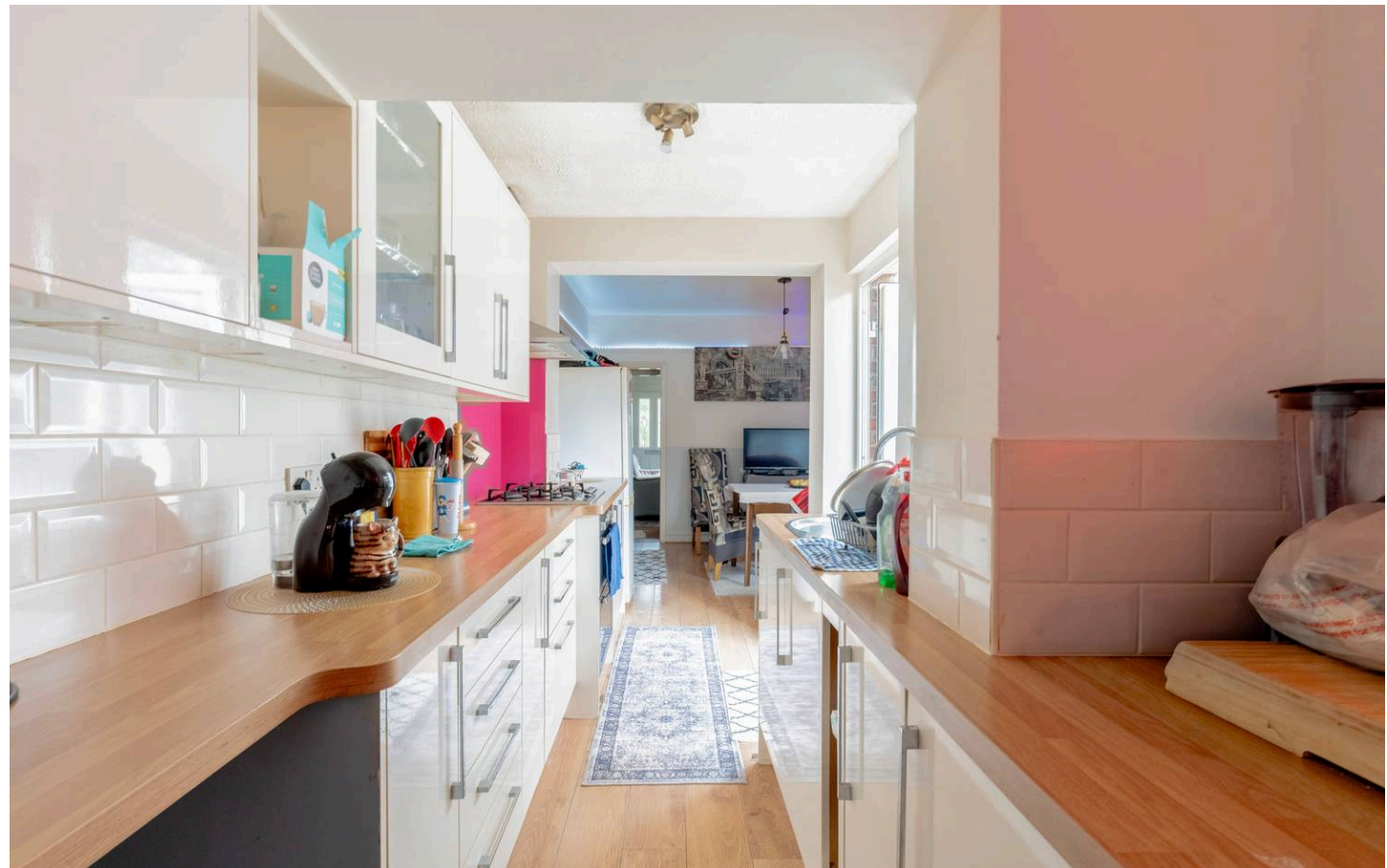
The Location

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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Occupying an elevated position set back from the road, this attractive bay-fronted Victorian terrace offers deceptively spacious and versatile accommodation in one of Norwich's most desirable residential locations. Combining character features with practical modern upgrades, the property is ideally suited to first-time buyers, professionals and investors alike, while benefiting from the convenience of being within walking distance of the city centre, local amenities, popular eateries and excellent transport links.

The accommodation begins with a bright and welcoming bay-fronted sitting room, creating an inviting first impression and providing a comfortable space to relax. Beyond, a separate dining room offers flexibility for entertaining and everyday living, while useful understairs storage provides an ideal pantry space. The fitted kitchen has been thoughtfully arranged to maximise functionality, with easy access through to a renovated ground floor shower room which also incorporates a practical utility area.

Upstairs, the property continues to impress with two well-proportioned double bedrooms accessed from the landing. The principal bedroom benefits from a recently renovated en suite, adding an extra level of comfort and convenience.

The second bedroom provides access to a further converted attic room, currently utilised as additional storage space and offering excellent versatility as a hobby room, study area or home office, subject to a purchaser's requirements and any relevant consents.



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The home has been well maintained and enhanced in recent years, including the installation of a nearly new boiler, helping to provide efficient gas central heating throughout. Double glazing further contributes to the property's practicality and year-round comfort.

Externally, the property enjoys gardens to both the front and rear. The front garden enhances the elevated position, while the generous non-bisected rear garden offers a private outdoor space comprising a patio area, lawn and timber shed, creating the perfect environment for outdoor dining, gardening or simply relaxing.

Agent's Note

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



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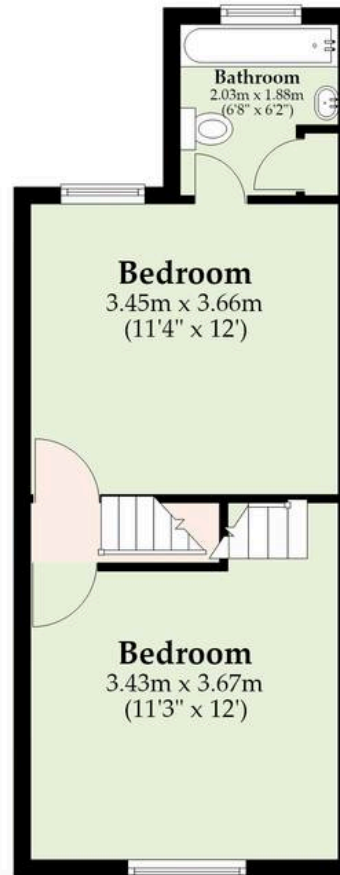
Ground Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



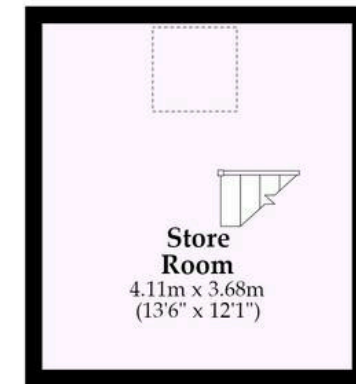
First Floor

Approx. 41.0 sq. metres (441.6 sq. feet)



Second Floor

Approx. 15.2 sq. metres (163.1 sq. feet)



Total area: approx. 99.3 sq. metres (1068.5 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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