



394 Dereham Road, Norwich

Guide Price £350,000 - £360,000

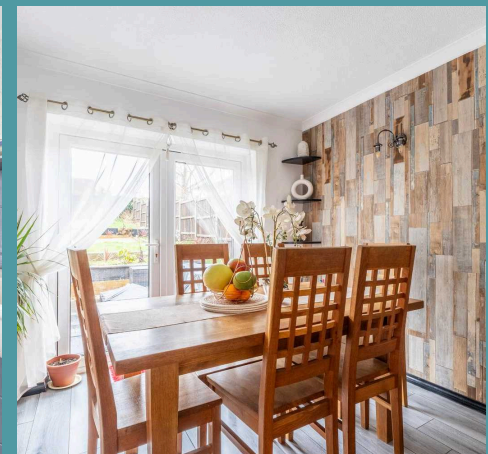
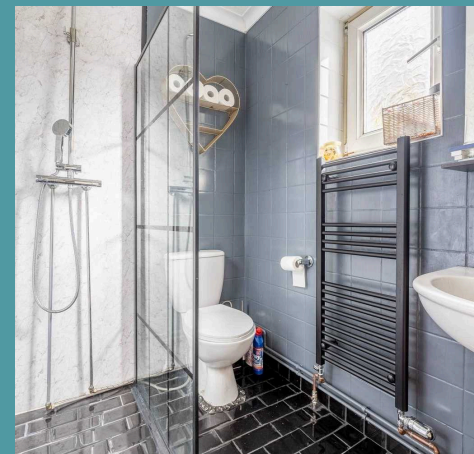
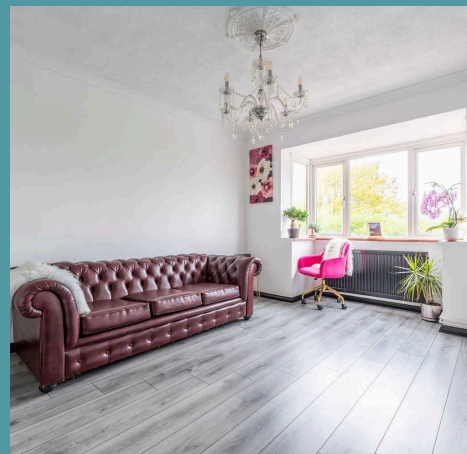
394 Dereham Road

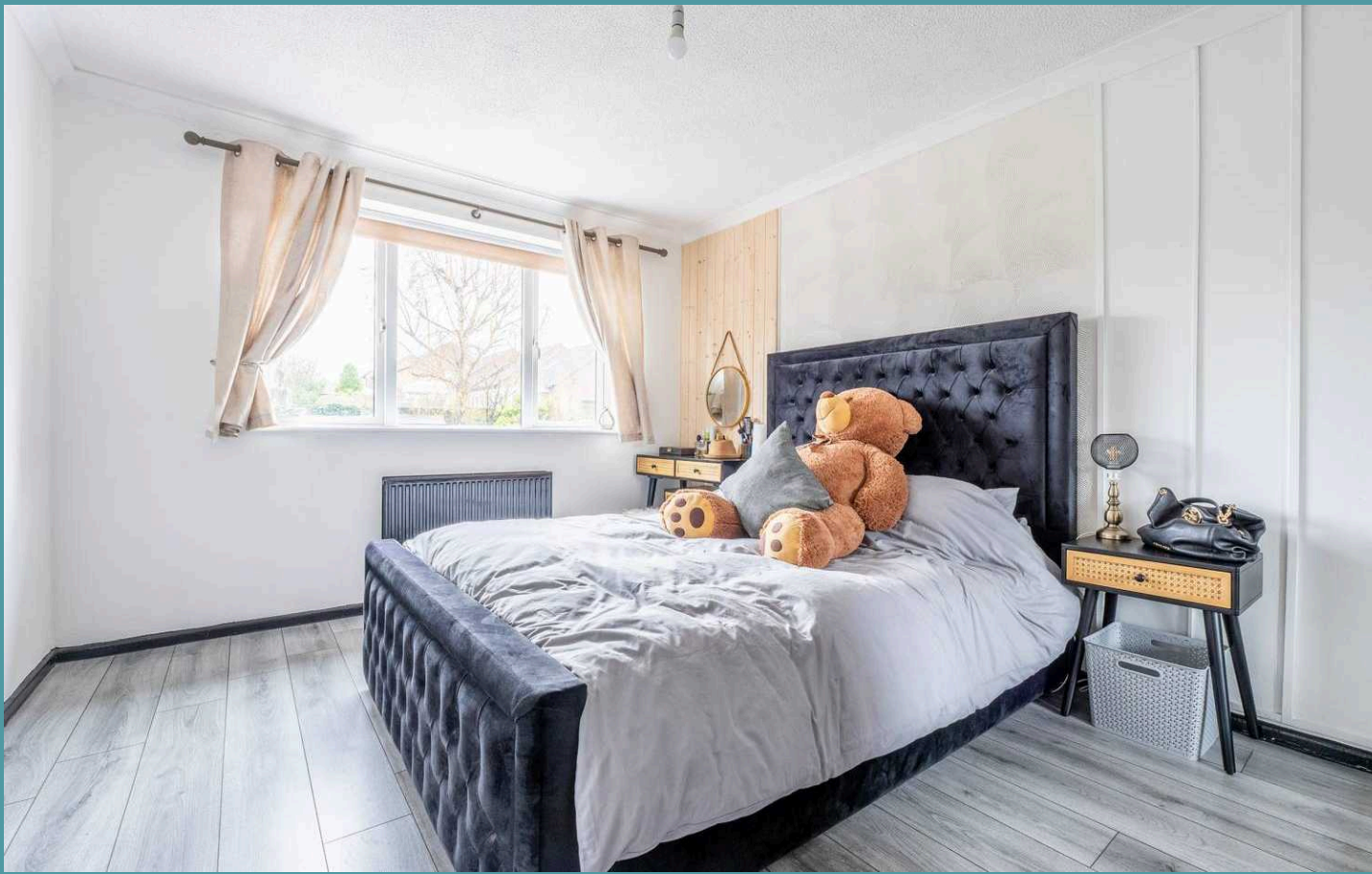
Norwich

This flexible home on Dereham Road offers exceptional versatility and space, with the option to use the accommodation as either a three or four-bedroom property. The layout includes a ground-floor reception room that can double as a bedroom, along with a snug area and modern kitchen perfect for family living. Upstairs, three generously sized bedrooms and a contemporary family bathroom provide ample comfort, while the south-facing garden and tiered outdoor spaces offer fantastic opportunities for relaxation and entertaining. With plenty of parking, a converted garage, and an elevated position for privacy, this home is ideal for families, multi-generational living, or those seeking a spacious, move-in ready property.

The Location

Norwich NR5 is a vibrant area located to the west of the city centre. It's known for its mix of residential neighbourhoods, green spaces, and convenient amenities. The area features a variety of housing options, from charming period properties to modern developments, making it popular with families, professionals, and students. NR5 is well-connected by public transport, with easy access to the city centre and nearby universities. Local parks, shops, and schools contribute to a strong community feel, while the proximity to the beautiful Norfolk countryside adds to its appeal.





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Dereham Road

This beautifully refurbished detached home offers a flexible living space and is move-in ready, ideal for those seeking comfort and versatility.

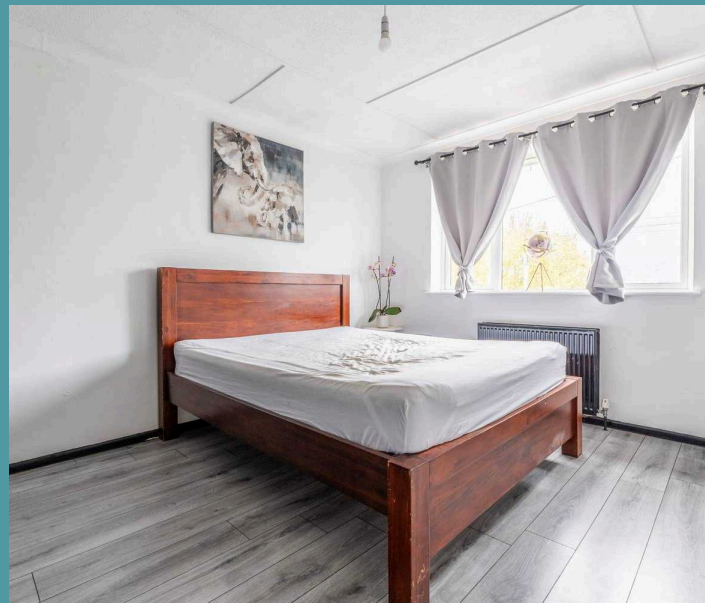
With the option to use the accommodation as either a three or four-bedroom home, the property features generous, well-designed rooms that adapt to your needs. The ground floor layout includes the potential for a downstairs bedroom, perfect for multi-generational living or those requiring additional ground floor space.

Upon entering, you're welcomed by a spacious hallway with built-in storage cupboards, leading you to a front reception room that could also serve as a ground-floor bedroom.

The snug area, positioned adjacent to the kitchen, is an inviting space perfect for relaxation.

The kitchen is fully equipped with modern built-in appliances including a fridge/freezer, dishwasher, washing machine, and microwave, while the adjoining dining area benefits from French doors that open into the sun-drenched rear garden.

A ground-floor shower room adds convenience and completes the living space on this level.





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Upstairs, the landing provides access to three generously sized bedrooms, each with plenty of natural light. The family bathroom offers a contemporary three-piece suite, ensuring all your needs are met.

Outdoor living is just as impressive, with a south-facing garden that enjoys sunlight all day long.

The tiered garden features a large patio area ideal for outdoor dining and entertaining, with further steps leading up to a lawned area and a shingle entertaining space for a swing seat or potted plants. The final garden level includes another patio area to enjoy the sunny aspect and take in the view.

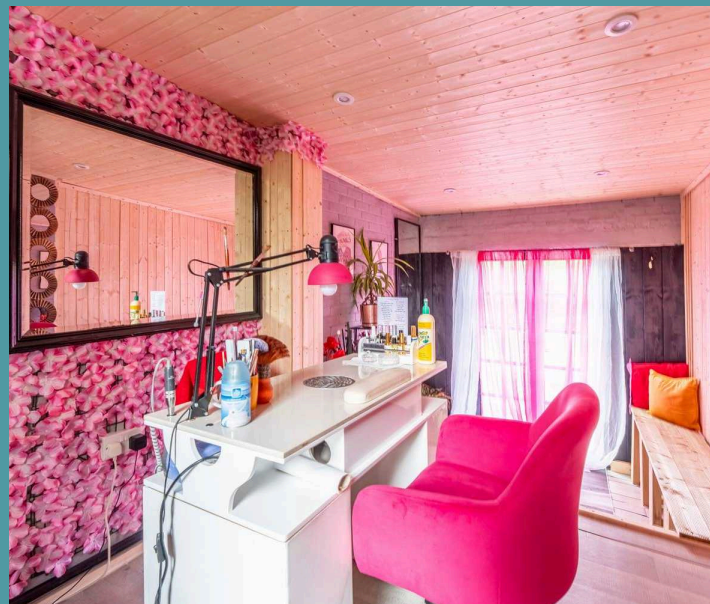
At the front of the property, there is ample parking space, along with a garage that has been converted into additional space.

This converted area currently serves as a work-from-home office, providing flexibility for various uses. The property is also elevated from the road, offering a sense of privacy and seclusion.

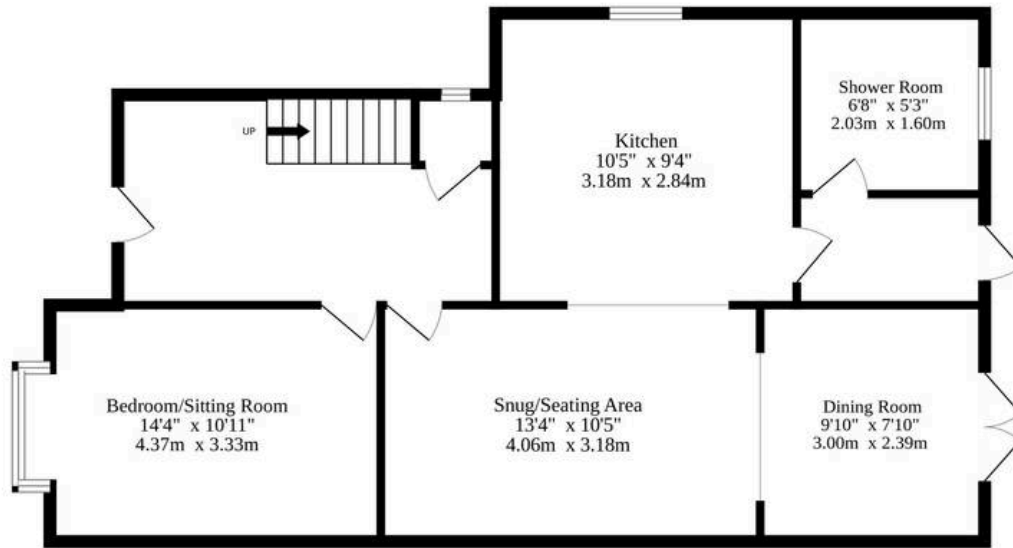
Agents Note

Sold Freehold

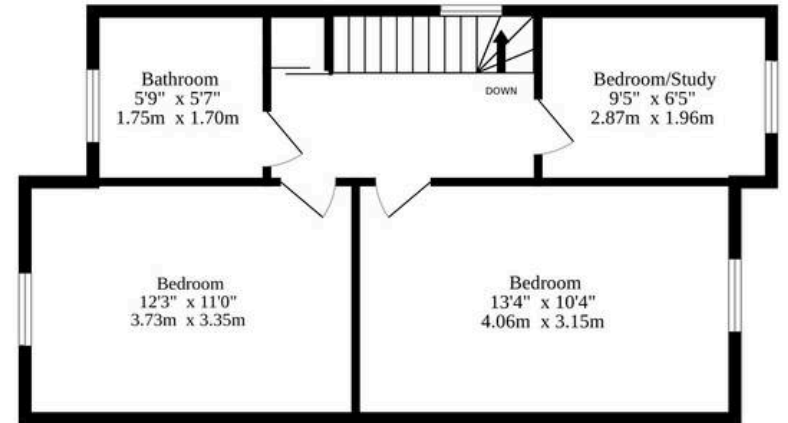
Connected to all mains services



Ground Floor



1st Floor



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.
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