



231 Dereham Road, Norwich

£375,000 Freehold



websters.

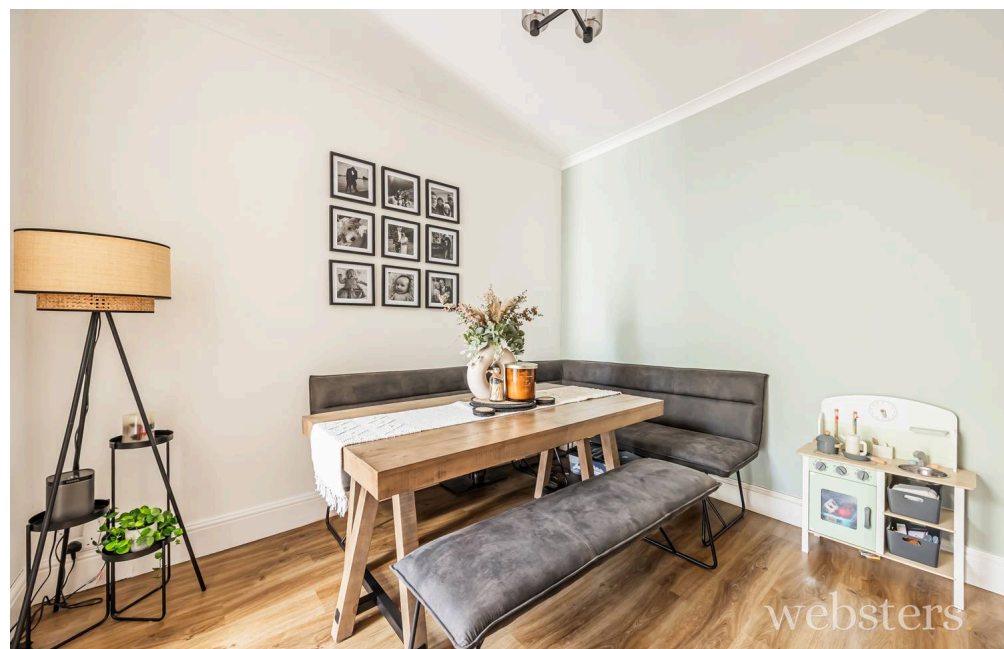
Presenting this beautifully extended hall entrance Victorian terrace, boasting three bedrooms off the landing. The property includes a family bathroom and an ensuite shower room for added convenience, plus two spacious reception rooms, offering plenty of space for relaxation and entertaining. Ideally located near Norwich city centre, this generous landscaped rear garden provides a peaceful retreat in the heart of the city, combining tranquillity with excellent accessibility. Off-street parking is a rare bonus in this vibrant area. The extended kitchen adds both style and practicality, blending Victorian charm with modern living.

Council Tax band: B

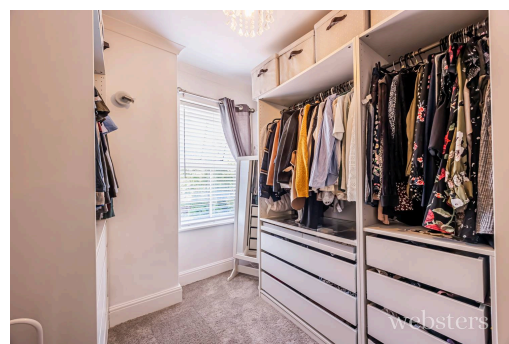
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Immacuately Presented And Extended Hall Entrance Victorian Terrace
- Three Bedrooms off Landing
- Family Bathroom And Ensuite Shower Room
- Two Spacious Reception Rooms
- Generous Landscaped Rear Garden
- Close To Norwich City Centre
- Off Street Parking
- Extended Kitchen



Entrance Hall

Part obscure double glazed composite front door with fan light over, carpeted stairs to the first floor, large under stairs storage cupboard, corbel arch, LVT flooring, coving, radiator and doors to sitting room and dining room.

Sitting Room

13' 7" x 11' 11" (4.13m x 3.64m)

Bay fronted uPVC double glazed windows to the front aspect, floor laid to carpet, radiator, coving and a ceiling rose.

Dining Room

10' 10" x 10' 4" (3.29m x 3.15m)

LVT flooring, radiator, coving and a ceiling rose.

Kitchen

8' 11" x 14' 10" (2.72m x 4.53m)

Outstanding extended space comprising a range of wall and base units with quartz work tops and breakfast bar, further laminate work tops. integrated electric oven with gas hob and extractor hood over, sunken ceramic Butler sink with mixer tap, Sky lantern, LVT flooring, integrated fridge - freezer and dish washer, radiator, tiled backing and uPVC double glazed French double doors to the rear garden.

Rear Lobby

Space and plumbing for washing machine and tumble dryer, quartz work tops, wall units and LVT flooring.

Bathroom

5' 11" x 7' 5" (1.81m x 2.25m)

Panel bath with tiled backing and shower attachment, low set WC, hand wash basin set atop vanity, frosted uPVC double glazed window to the rear aspect, LVT flooring, heated towel rail and part tiled walls.

Landing

Doors to three bedrooms, floor laid to carpet and a radiator.

Bedroom One

11' 1" x 15' 10" (3.37m x 4.82m)

Large double bedroom with two uPVC double glazed windows to the front aspect, built in storage cupboard, floor laid to carpet, radiator, coving and door to ensuite.

Ensuite

Enclosed shower with dual shower heads, tiled backing and sliding door, low set WC, hand wash basin set to vanity with tiled splash back, laminate flooring, heated towel rail and an extractor fan.

Bedroom Two

8' 11" x 10' 5" (2.71m x 3.17m)

Double bedroom with a built in storage cupboard, airing cupboard, uPVC double glazed window to the rear aspect, floor laid to carpet, radiator and coving.

Bedroom Three

9' 3" x 7' 9" (2.81m x 2.36m)

UPVC double glazed window to the rear aspect, floor laid to carpet, radiator, coving and a wall mounted gas boiler.

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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