



311 Dereham Road, Norwich

£310,000 Freehold



websters.

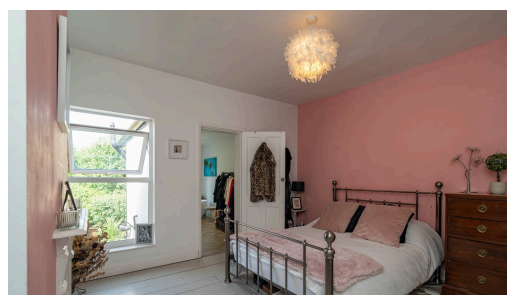
Introducing this immaculately presented 2-bedroom mid-terraced house that exudes contemporary charm and style. Thoughtfully renovated throughout, this property boasts a seamless blend of modern conveniences and classic appeal.

Upon entering, you are greeted by a bright and spacious living area, perfect for both relaxing and entertaining. The property further benefits from a family bathroom and an ensuite shower room, providing added convenience and privacy. The bedrooms are generously proportioned.

Located in a sought-after neighbourhood, this residence is ideally situated near local amenities and reputable schools, making it an excellent choice for families or professionals.



- Thoughtfully Renovated Throughout
- Family Bathroom And Ensuite Shower Room
- Two Generous Double Bedrooms
- Close To Norwich City Centre
- Modern Kitchen
- Two Light Reception Rooms
- Spacious Bathroom
- Spacious Rear Garden



Living Room

12' 5" x 11' 8" (3.79m x 3.55m)

This welcoming reception room benefits from a flood of natural light from the dual aspect uPVC windows to the front of the property - which really enunciates the extra width of this Victorian Terrace. Tastefully renovated with herringbone flooring, ornate ceiling rose, picture rails, cornicing and wooden entrance door with fanlight over the current owners have found the perfect balance to traditional features and modern living.

Dining room

12' 5" x 12' 0" (3.79m x 3.66m)

The higher than average ceiling heights of this property allow the continued theme of natural light through to the dining room. With wooden floorboards, picture rails and uPVC window to the rear aspect. The dining room also benefits from additional storage with the cupboard under the stairs. Opening leading to;

Kitchen

9' 9" x 7' 2" (2.96m x 2.18m)

This spacious and bespoke kitchen comprises of a cupboards and drawers with a wooden work surface over, additional eye level cupboards, inset 1.5 composite sink with drainer, integrated electric oven and grill, four point electric hob with extractor over, tiled splashback, vinyl tile effect flooring, space and connection for washing machine and fridge freezer, wooden entrance door to rear, uPVC window and entrance door to rear aspect.

Downstairs Bathroom

9' 9" x 7' 2" (2.96m x 2.18m)

Three piece comprising of a panelled bath with shower over, low level WC and hand basin with mixer tap, extractor fan, heated towel rail, tiled splashback and tile effect vinyl flooring.

FIRST FLOOR

Bedroom 1

12' 4" x 12' 1" (3.77m x 3.68m)

This light bedroom again benefits from dual aspect uPVC window to front aspect, wooden floorboards, picture rail, fireplace with tiled hearth, radiator, and storage cupboard over the stairs.

Bedroom 2

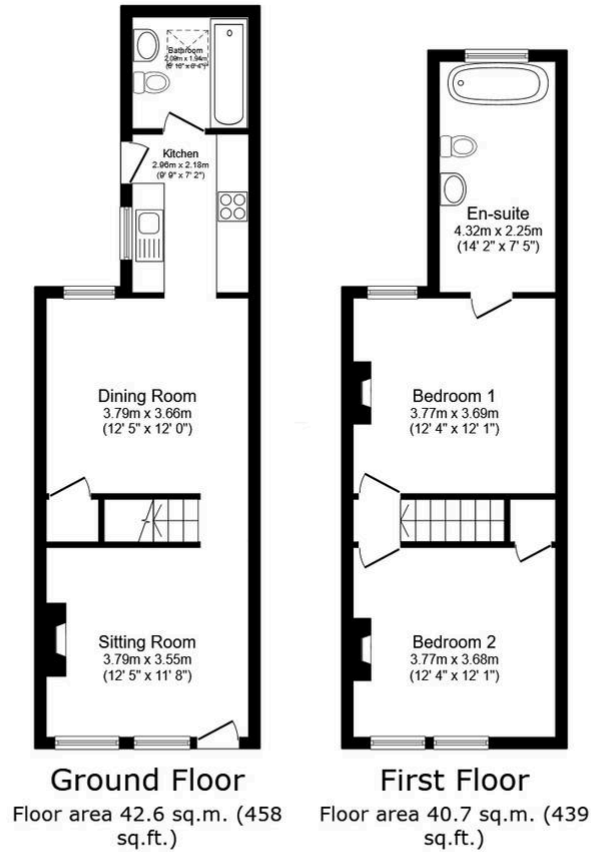
12' 4" x 12' 1" (3.77m x 3.69m)

Wooden floorboards, uPVC window to rear aspect, fireplace with tiled hearth, radiator, doorway leading to;

Bathroom

14' 2" x 7' 5" (4.32m x 2.25m)

The show piece for this spacious bathroom is the incredible free -standing bath with shower over and tiled splashback, low level WC, hand basin with mixer taps, herringbone tiled flooring and uPVC window to rear aspect.



Total floor area: 83.3 sq.m. (897 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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