



313 Dereham Road, Norwich

£295,000 Freehold



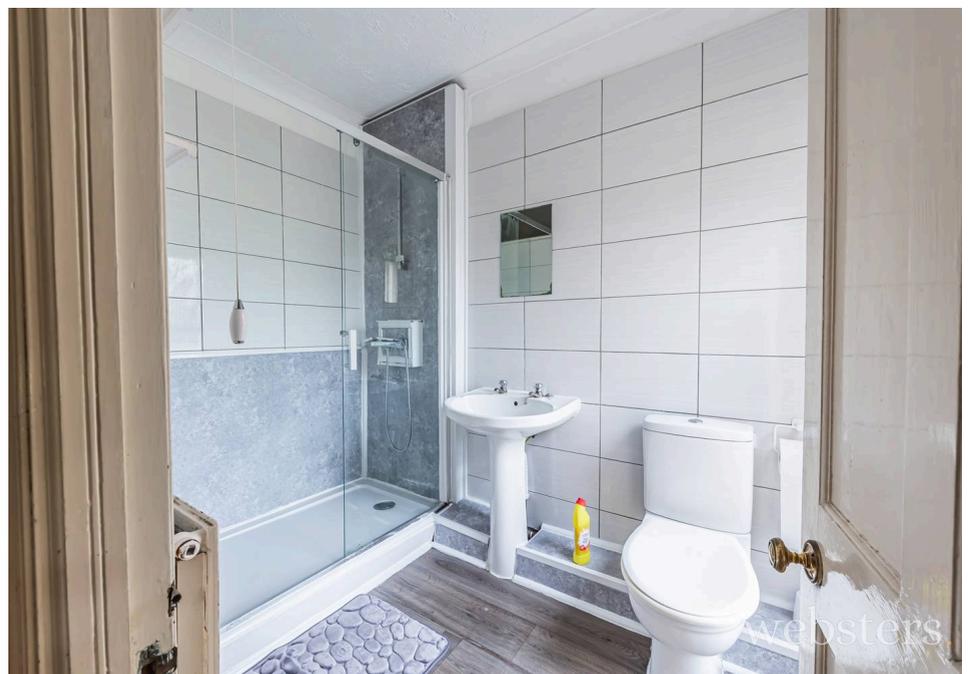
websters.

This light and spacious bay fronted Victorian terrace offers an exceptional opportunity for those seeking a versatile and characterful home close to Norwich city centre. The property is presented with no onward chain, providing a straightforward purchase process. Inside, the accommodation is arranged over two floors, featuring four well-proportioned bedrooms off the landing, with a fifth bedroom that may also serve as an inviting sitting room depending on your needs. There are two bathrooms, each thoughtfully appointed to cater for family life or visiting guests. The generous kitchen is ideal for those who enjoy cooking and entertaining, while the spacious dining room provides ample space for gatherings and family meals. A light lean to at the rear adds further flexibility, perfect as a utility room or additional storage area.

Council Tax band: B / Tenure: Freehold / EPC Energy Efficiency Rating: D / EPC Environmental Impact Rating: E



- Light And Spacious Bay Fronted Victorian Terrace
- Four Bedrooms Off Landing
- Fifth Bedroom / Sitting Room
- No Onward Chain
- Close To Norwich City Centre
- Two Bathrooms
- Generous And Private Rear Garden
- Generous Kitchen
- Spacious Dining Room
- Light Lean To



Entrance Hall

Part uPVC double glazed front door, floor laid to carpet, radiator, coving and doors to sitting room / fifth bedroom and dining room, carpeted stairs to the first floor.

Sitting Room / Fifth Bedroom

13' 10" x 9' 8" (4.21m x 2.95m)

Double bedroom, bay fronted double glazed casement windows to the front aspect, floor laid to carpet, coving and a radiator.

Dining Room

12' 2" x 12' 6" (3.72m x 3.80m)

Under stairs storage recess, double glazed casement window to the rear aspect, floor laid to carpet, radiator and coving.

Kitchen

14' 3" x 7' 5" (4.34m x 2.27m)

Comprising a range of wall and base units with laminate work tops, integrated electric oven with electric hob and extractor fan over, space for fridge freezer, tiled splash back, laminate flooring, two double glazed casement windows to the side aspect, inset stainless steel sink with mixer tap and drainer, part double glazed door to lean to.

Lean To

10' 2" x 4' 6" (3.09m x 1.38m)

Space and plumbing for washing machine and tumble dryer, laminate work tops, part obscure uPVC double glazed door to the rear garden with side window and laminate work top.

Bathroom

6' 8" x 5' 7" (2.03m x 1.70m)

Panel bath with shower over, glass screen and tiled backing, laminate flooring, radiator, pedestal hand wash basin with tiled splash back, obscure uPVC double glazed window to the side aspect, extractor fan and door to cloakroom.

Cloakroom

Low set WC, obscure double glazed casement window to the side aspect and laminate flooring.

Landing

Doors to four bedrooms and bathroom, floor laid to carpet and coving.

Bedroom One

11' 11" x 7' 4" (3.63m x 2.23m)

Double bedroom with a built in wardrobe, double glazed casement window to the front aspect, floor laid to carpet, radiator and coving.

Bedroom Two

14' 3" x 7' 7" (4.35m x 2.30m)

Double bedroom with a uPVC double glazed window to the rear aspect, airing cupboard housing gas boiler, floor laid to carpet, radiator and coving.

Bedroom Three

11' 11" x 8' 11" (3.63m x 2.71m)

Double bedroom with two double glazed casement windows to the front aspect, floor laid to carpet, radiator and coving.

Bedroom Four

12' 3" x 7' 10" (3.73m x 2.39m)

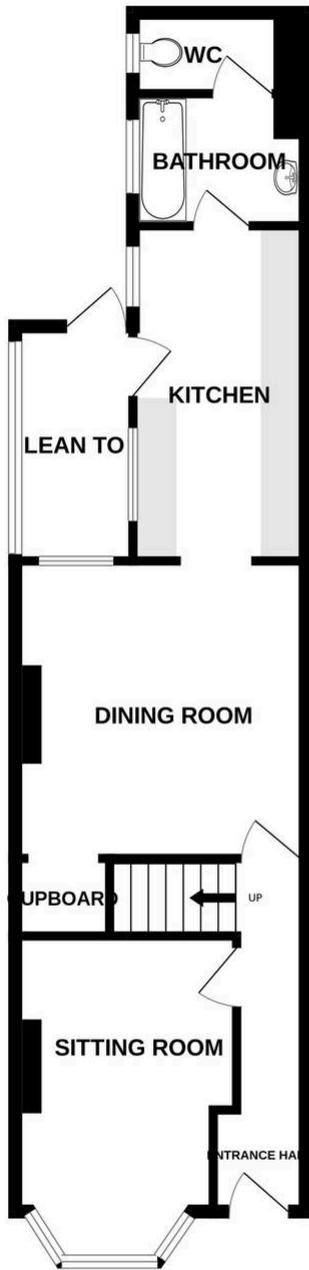
Double bedroom with a double glazed casement window to the rear aspect, floor laid to carpet, radiator and coving.

Bathroom

8' 3" x 5' 5" (2.52m x 1.65m)

Large walk in shower with tiled backing and glass door, low set WC, pedestal hand wash basin, part tiled walls, radiator, laminate flooring and an obscure double glazed casement window to the rear aspect.

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.
Made with Metropix ©2026

You can include any text here. The text can be modified upon generating your brochure.