



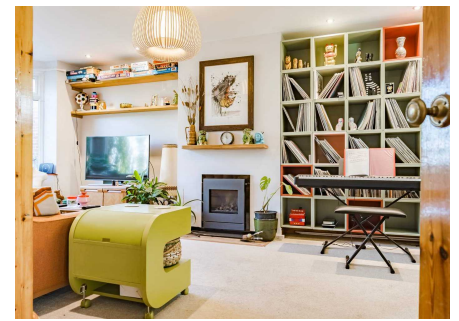
378c Dereham Road, Norwich

OIRO £350,000 Freehold

Spacious family home located within the popular area of Norwich, with easy access to the city centre and all amenities close by. Raised and back from the road, it boasts three bright bedrooms, three welcoming reception rooms, two family washrooms and a brightly fitted kitchen with space for all appliances. The private driveway and detached garage offer off-road parking, along with the well-kept front and rear gardens. All creating the ideal home for hosting family and friends all year round.

Location

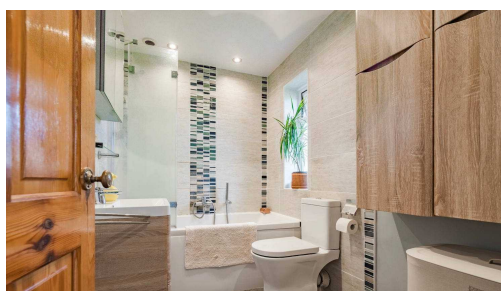
Situated to the west of Norwich City Centre (just a 15-minute bike ride away) and conveniently located within proximity to the University of East Anglia, Norfolk Norwich University Hospital, Norwich Research Park and the A47. With views to Henderson Park at the back and Wensum Valley at the front, just a short couple of minutes walk away you also have Bowthorpe Marsh & Nature Reserve offering great family walks with stunning scenery.



Agents Note

We understand that the property will be sold freehold and is connected to the mains electricity, gas, water and drainage along with double glazing throughout.

Council Tax Band C



Dereham Road, Norwich

Upon entering the property, you are greeted by a welcoming hallway that leads to the main ground floor rooms. The formal dining room serves as the central hub, featuring elegant parquet flooring, a front-facing window and conservatory access. The fitted kitchen provides an abundance of both wall and base units, ensuring ample storage for all your kitchen essentials. Generous work surfaces offer plenty of room for meal preparation, while tiled splashbacks add a practical and stylish touch. The kitchen also features designated spaces for appliances, while the external door gives you direct access to the garden, making it easy to step outside.

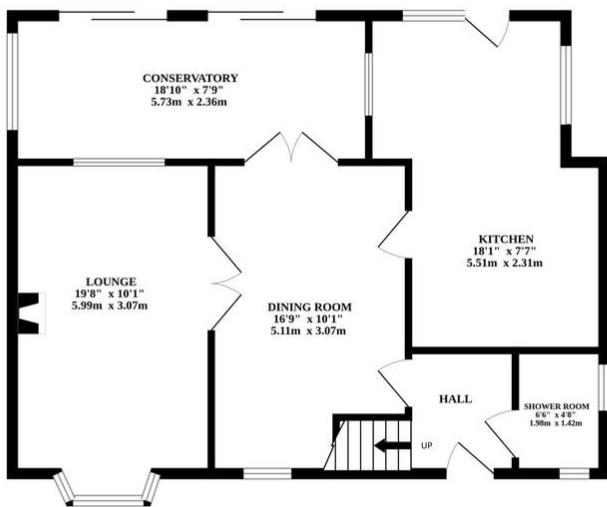
The spacious living room boasts a gas fireplace and large windows that allow light to flood in from the front and rear, creating a bright and inviting atmosphere. The conservatory, with its versatile layout and access to the garden, offers additional seating or dining space, perfect for hosting gatherings throughout the year. Completing the ground floor is a modern shower room with convenient fittings and frosted windows for privacy.

Upstairs, the property features three well-sized bedrooms. The main bedroom enjoys dual-aspect windows, filling the room with natural light and offering plenty of space for furniture and storage. A second spacious double bedroom overlooks the rear garden, while the third bedroom, with built-in storage, could easily function as an office or nursery. A modern family bathroom with a panelled bath, overhead shower, and fitted storage completes the first floor, ensuring comfort and convenience for the whole family.

Outside, the front of the property offers off-road parking via a private driveway, along with a detached garage for storage or additional parking. The landscaped front garden features mature plant beds, a feature pond, and a paved path leading to the entrance. The rear garden is mostly laid to lawn, providing a private space with mature trees and shrubbery. A patio area is perfect for dining and entertaining, making the garden an ideal extension of the home.



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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