

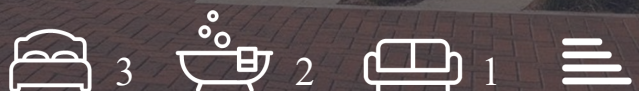


For Illustrative Purposes Only



# NORWICH OASIS

Norwich Oasis 238a Dereham Rd  
Norwich, NR2 3TL  
Price £340,000





A stunning new collection of two and three-bedroom terraced houses and two-bedroom apartments set in Norwich's highly sought-after Golden Triangle (NR2). Blending classic neighbourhood charm with exceptional modern design, these homes offer generous living space, quality finishes, and master en-suites. Future-proofed with Air Source Heating, double glazing, and dedicated parking with EV charging points, they promise low running costs. Enjoy effortless city living, situated within a short walk of the city centre, local independent shops, and excellent transport links.



Discover the perfect blend of classic Norwich charm and modern, sustainable living with this exclusive collection of two & three bedroom terraced houses and two bedroom apartments. Located in the highly sought-after Golden Triangle (NR2), these homes offer generous space, high-quality finishes, and superb urban connectivity.

Key Features: Designed for Your Life

These homes have been thoughtfully designed and constructed to complement the local streetscape while delivering a future-proof, low-maintenance lifestyle.

- Generously Proportioned: Spread over two storeys, these modern terrace houses provide flexible, spacious family living.
- Master Ensuite: The main bedroom features a private ensuite bathroom, offering a perfect sanctuary away from the hustle of daily life.
- Sustainable & Efficient: Equipped with a modern Air Source Heating system and high-quality double glazing throughout, guaranteeing lower running costs and a reduced carbon footprint.
- Aesthetic Appeal: The architecture is built in keeping with the local area, ensuring the homes integrate seamlessly into the characterful Golden Triangle neighbourhood.
- Premium Finishes: Enjoy quality kitchens and bathrooms featuring stylish fixtures and contemporary design.

Connectivity & Convenience

Enjoy the unrivalled benefit of living in one of Norwich's most popular urban areas:

- Exceptional Location: Situated in the renowned Golden Triangle (NR2), famous for its independent shops, cafes, and community atmosphere.
- Effortless Commuting: Excellent access to public transport and just a short, pleasant walking distance to Norwich City Centre and all its amenities.
- Eco-Friendly Parking: Each home benefits from a dedicated private parking space complete with a ready-to-use EV charging point.
- Outdoor Space: Secure and practical: the properties feature both front and rear gardens, with a dedicated bike store conveniently located in the rear garden.

Discover Your New Home

The Golden Triangle offers a perfect balance—a bustling urban setting within a safe, community-focused neighbourhood. Don't miss this rare opportunity to acquire a spacious, modern, and energy-efficient home in Norwich's premier residential district.

For floor plans, price lists, and to register your interest for a viewing, please contact our sales team today.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |