



Denbigh Road
Norwich, NR2 3AA
Guide Price £280,000

claxtonbird
residential

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*** Launch Event Saturday 24th January - Strictly By Appointment Only *** ClaxtonBird are pleased to present this beautifully renovated Victorian terrace house, perfectly situated in the vibrant Golden Triangle of Norwich, with easy access to local amenities and the City Centre. Step inside to discover two inviting reception rooms that set a warm and welcoming tone. The ground-floor cloakroom adds practicality, while the two well-appointed bedrooms offer comfort and style—one featuring a newly fitted en-suite shower room for added convenience. The kitchen is truly the heart of this home, showcasing a contemporary design with built-in appliances. The extensive renovations include modern gas central heating, complete rewiring, and new windows, ensuring comfort and efficiency for years to come. Outside, the non-bisected rear garden provides a serene private space, perfect for relaxing during the warmer months or hosting gatherings with friends and family. The exceptional attention to detail throughout the renovations highlights the quality of this home, making it a must-see.

Sitting Room 11'6" max x 11'2" (3.51 max x 3.42)

Entrance door, upvc double glazed sash window to front aspect, cornice, ceiling rose, wood-effect floor and radiator.



Lobby

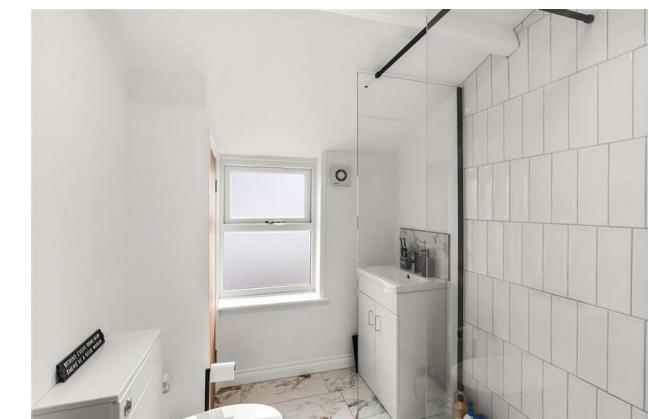
Understairs storage cupboard.

Dining Room 11'3" max x 10'1" (3.45 max x 3.08)

Upvc double glazed sash window to rear aspect, stairs to first floor, wood-effect floor and radiator.

Kitchen 10'10" x 5'11" (3.31 x 1.81)

Newly fitted kitchen comprising wall and base units with work surface over, stainless steel sink drainer with mixer tap, built-in oven with hob and extractor over, space for fridge freezer, plumbing for washing machine, spotlights, part tiled splash backs, wood effect floor, upvc double glazed window to side aspect and upvc double glazed door leading out to the garden.



Cloakroom

Low level WC, wash hand basin, wood effect floor and upvc double glazed window to rear aspect.

First Floor Landing

Bedroom 11'5" max x 10'9" (3.50 max x 3.30)

Upvc double glazed sash window to front aspect, overstairs storage cupboard, loft access and radiator.

Bedroom 11'4" max 10'1" (3.47 max 3.08)

Upvc double glazed sash window to rear aspect, radiator and door to en suite.

En Suite Shower Room 8'7" x 5'10" (2.63 x 1.80)

Newly fitted suite comprising double shower cubicle with inset mixer shower, wash hand basin set in vanity unit with mixer tap, low level WC, extractor fan, tiled floor, storage cupboard housing the gas central heating boiler, towel rail radiator and upvc double glazed sash look window to rear aspect.



Front Garden

Typical terrace style garden with pathway leading to the entrance door.

Rear Garden

Non bisected garden, enclosed by fencing and predominantly laid to shingle, with storage shed and rear access gate leading onto Wellington Road.

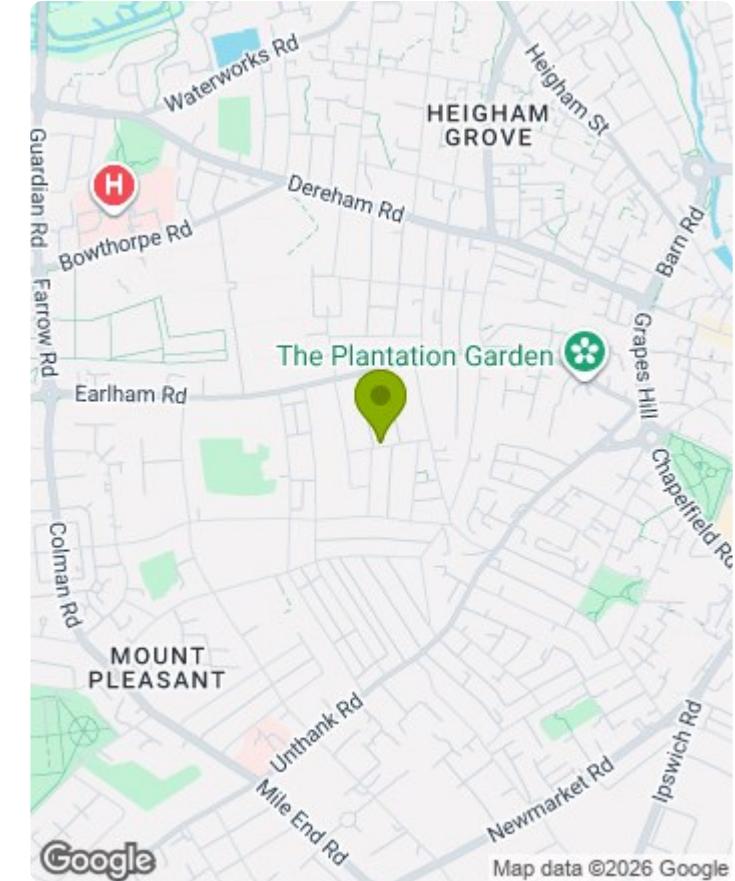
Agents Note

Council Tax Band B



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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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	

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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