



FREEHOLD

House - Terraced

DENBIGH ROAD GOLDEN TRIANGLE NORWICH NR2 3HH

Offers In Excess Of

£260,000

FEATURES

- Victorian Terrace
- Sitting Room
- Kitchen
- Separate Wc
- Bisected Garden
- Three Bedrooms
- Dining Room
- Downstairs Bathroom
- Outer lobby
- No Chain



3 Bedroom House - Terraced located in the Golden Triangle

Welcome to the desirable Golden Triangle area of Norwich, this charming Victorian terraced home on Denbigh Road offers a delightful blend of character and modern living. Spanning an impressive 743 square feet, the property is well-presented and features two inviting reception rooms, perfect for both relaxation and entertaining. The kitchen is a lovely space, complemented by an outer lobby or garden room, which provides ample room for a bistro table, making it an ideal spot for morning coffee.

Convenience is key with a downstairs bathroom and a separate WC, ensuring practicality for family living. Ascending to the first floor, you will find three generously sized bedrooms. The third bedroom, which is accessed off the second, presents a versatile opportunity; it could serve as a dressing room or be transformed into an ensuite, tailored to your needs.

The outdoor spaces are equally appealing. The front garden, enclosed by a charming picket fence and gated for privacy, adds to the home's curb appeal. The rear garden is a low-maintenance gravelled area, perfectly sized for entertaining during the sunny summer months ahead.

With no chain involved, this property offers a seamless purchasing experience. Do not miss the opportunity to view this delightful home; call today to arrange your visit and discover the potential that awaits you.

Sitting Room

11'0 x 10'11

Entrance door to the front, sealed unit double glazed windows to the front, chimney breast, radiator and door to the lobby.

Lobby

Stairs to the first floor, door to the dining room.

Dining Room

11'0 x 11'0

Sealed unit double glazed window to the rear, chimney breast, radiator, opening to the kitchen.

Kitchen

8'0 x 6'0

Sealed unit double glazed window to the side, door to the outer lobby, range of base and wall mounted units, sink, integrated hob, oven and extractor over, space for further appliances and door to the bathroom.

Bathroom

Sealed unit double glazed window to the side, panel bath with screen and electric shower over, wash hand basin, splash backs and door to the wc.

Wc

Sealed unit double glazed window to the side, boiler cupboard and wc.

Outer Lobby

Windows to side and rear along with door out to the rear garden.

Landing

Doors to both bedrooms.

Bedroom

11'0 x 11'0

Sealed unit double glazed window to the front, chimney breast, radiator and cupboard.

Bedroom Two

11'0 x 11'0

Sealed unit double glazed window to the rear, radiator and opening to the back bedroom.

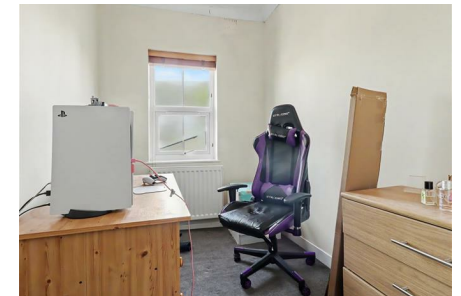
Bedroom Three

8'0 x 6'0

Sealed unit double glazed window to side and radiator.

Outside

To the front of the property there is a small garden area which is gated with picket fencing. The rear garden is easy to maintain, gravelled and enclosed by panel fencing with gated access to one neighbour.





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GROUND FLOOR

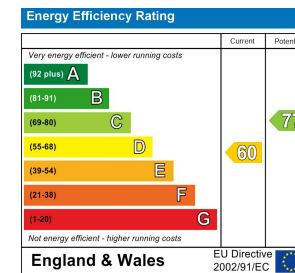
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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