



Denbigh Road
Norwich, NR2 3AA
Guide Price £280,000 - £290,000

claxtonbird
residential

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*** Guide Price £280,000 - £290,000 *** ClaxtonBird are proud to present this exquisite mid-terrace house, perfectly situated in the coveted Golden Triangle, just off Park Lane. The current owners have undertaken a meticulous renovation, elevating the property with brand-new windows and doors, newly fitted radiators, stylishly updated bathroom suites, and elegant wooden floors throughout the reception areas. At the heart of this stunning home, you'll discover a modern fitted kitchen equipped with built-in appliances. Outside, there is a beautifully landscaped non bisected garden offering a private retreat during the warmer months. We highly recommend viewing this property to truly appreciate the exceptional quality and finish on offer.

Entrance Porch

Double glazed entrance door, double glazed windows to front and side aspect and doorway to sitting room.

Sitting Room 11'3" max x 11'1" (3.43m max x 3.38m)

Upvc double glazed sash look window to front aspect, cornice, engineered oak wooden floor and radiator.

Dining Room 10'10" max x 10'11" (3.31 max x 3.35)

Upvc double glazed sash look window to rear aspect, understairs storage cupboard, engineered oak wooden floor and radiator.

Kitchen 12'6" x 5'9" (3.82 x 1.76)

Newly fitted kitchen comprising wall and base units with Corian worktop and upstand over, under mount sink with mixer tap, built in oven and hob, further built in appliances including washing machine, dishwasher and fridge freezer, part tiled splashback, tiled floor and upvc double glazed window to side aspect.

Lobby

Double glazed door leading out to the garden, built in cupboard housing the gas central heating boiler with shelving, and tiled floor.

Bathroom 5'5" x 6'4" (1.66 x 1.94)

Modern three piece suite comprising panel bath with mixer tap and shower attachment, low level WC, wash hand basin, part tiled walls, tiled floor, towel rail radiator and upvc double glazed window to rear aspect.

First Floor Landing

Bedroom 11'1" x 11'6" max (3.39 x 3.53 max)

Upvc double glazed sash look window to front aspect and radiator.

Bedroom 11'1" x 10'8" max (3.40 x 3.27 max)

Upvc double glazed sash look window to rear aspect, over stairs storage cupboard, radiator and door to en suite.

En Suite Shower Room 7'6" x 5'9" (2.31 x 1.76)

Modern suite comprising shower cubicle with inset mixer shower, low level WC, wash hand basin set in vanity unit with mixer tap, part tiled walls, tiled effect floor, spotlightss, towel rail radiator and upvc double glazed windows to side and rear aspect.

Front Garden

Enclosed by wall with shrub borders, raised beds, inset shingle and gated chequer board tiled pathway leading to the entrance door.

Rear Garden

Non-bisected garden enclosed by wall and feature slatted fencing with ample space for outside table and chairs raised shurb borders and outside tap.

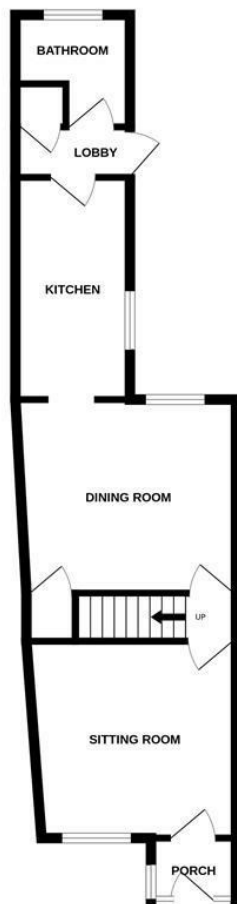
Agents Note

Some rooms throughout the property are irregularly shaped.

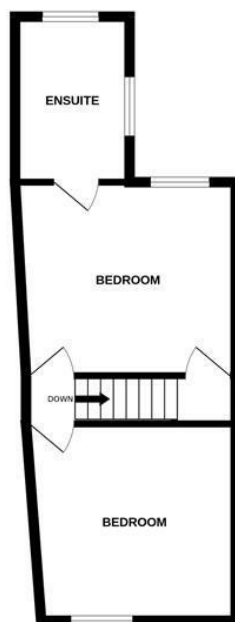
Council Tax Band B

EPC Rating D

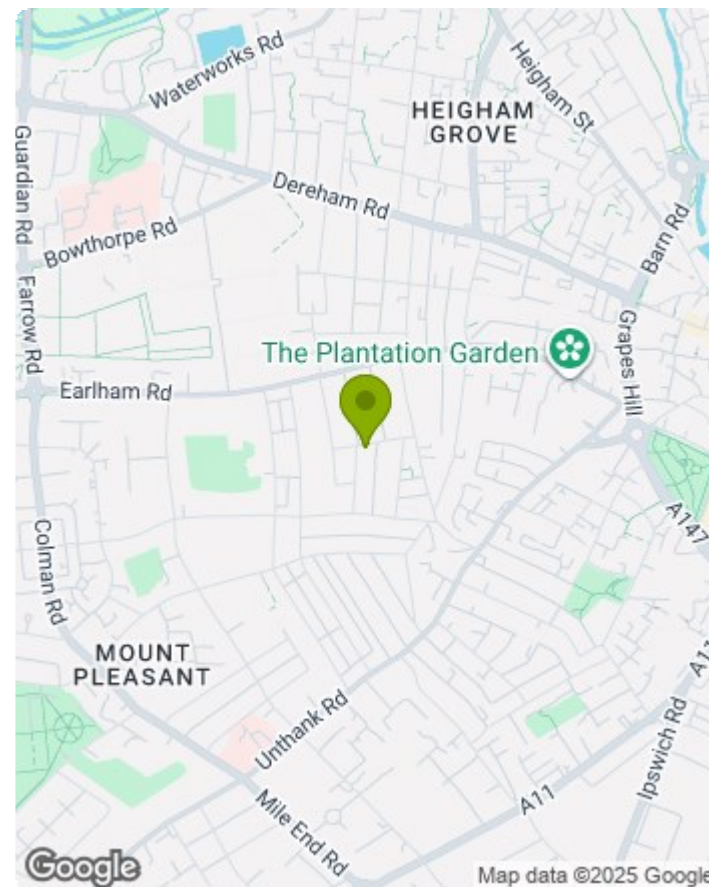




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

82

64

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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