







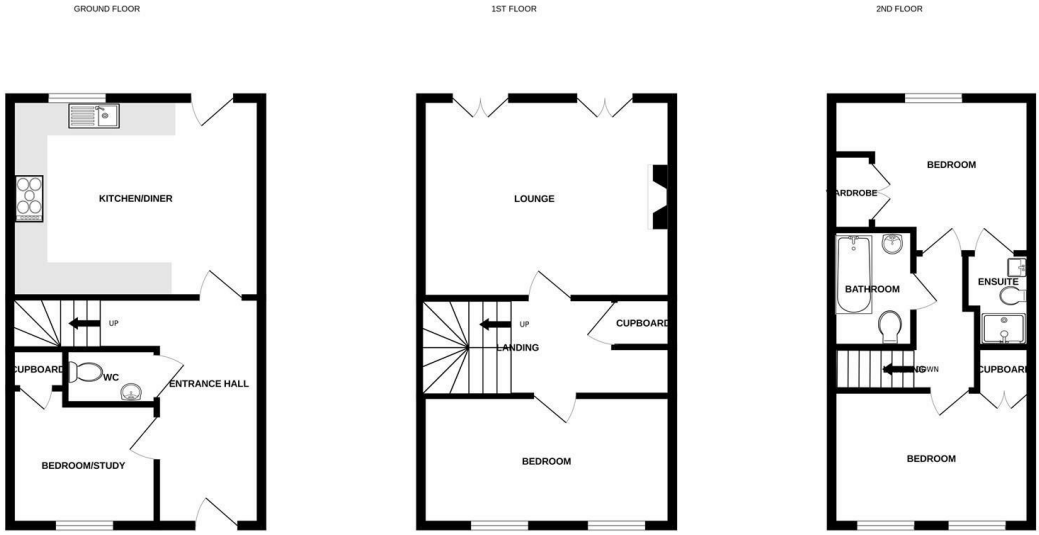
23 Copenhagen Way I I Norwich I NR3 2RB

£285,000

MODERN TOWNHOUSE OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this spacious and versatile, three/four bedroom, three-storey townhouse, pleasantly tucked away within the highly sought-after NR3 area of Norwich and offered with the significant advantage of no onward chain. Providing generous and flexible accommodation arranged over three floors, this attractive property makes an excellent choice for growing families or those seeking additional space to work from home in a desirable residential location. The ground floor comprises a welcoming entrance hall leading into a spacious kitchen/diner, providing a wonderful sociable space for cooking, family dining and entertaining, alongside a versatile bedroom/study and convenient ground floor WC. On the first floor, there is a generous and inviting lounge, offering a comfortable setting for relaxing and entertaining, together with a well-proportioned bedroom. The second floor boasts two further bedrooms and a family bathroom, with bedroom one enjoying the added benefit of its own en-suite shower room, providing extra comfort and convenience. Outside, the property benefits from a garage and off-road parking space to the front, while to the rear is a low-maintenance, enclosed garden, perfect for outdoor dining, entertaining or simply enjoying the warmer months. Further benefits include double glazing and gas heating. Combining versatile accommodation, three/four bedrooms, two bath/shower rooms, a garage and a tucked-away position in a desirable NR3 location, this appealing chain-free townhouse would make a fantastic family home, so be quick to book a viewing.

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk



NR3 2RB

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.
Made with Metropix ©2026

Location
Copenhagen Way is located within walking distance to the City Centre and close by too many local amenities including schooling, popular local shops, pubs, restaurants, supermarkets and has great public transport links to and from the City Centre. There is also good access to Norwich Ring Road, Norwich International Airport and the NDR.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to kitchen/diner, bedroom/study, WC and stairs to first floor.

Kitchen/Diner 15'5" x 12'1"
Fitted wall and base units with worktops over, sink and drainer, range cooker, integrated fridge/freezer, space for washing machine and dishwasher, double glazed window, radiator, door to rear.

Bedroom/Study 8'10" x 8'6"
Double glazed window, radiator, cupboard.

WC 5'6" x 3'3"
Low level WC, hand wash basin.

First Floor Landing
Doors to lounge, bedroom and stairs to second floor.

Lounge 15'5" x 12'1"
Two Juliet balconies, radiator.

Bedroom Three 12'1" x 8'10"
Two double glazed windows, radiator.

Second Floor Landing
Doors to two bedroom and bathroom.

Bedroom One 12'1" x 10'2"
Double glazed window, radiator, built in wardrobe.

En-Suite 5'8" x 4'1"
Shower cubicle, low level WC, hand wash basin, radiator.

Bedroom Two 12'1" x 8'10"
Two double glazed windows, two radiators, built in wardrobe.

Bathroom 7'2" x 4'11"
Panelled bath with shower over, low level WC, hand wash basin, radiator.

Outside Front
Garage with off road parking in front.

Outside Rear
Paved and shingled garden enclosed by timber fencing with rear gate access.

Local Authority
Norwich City Council, Tax Band D.

Tenure
Freehold

Utilities
Fibre to the property.
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

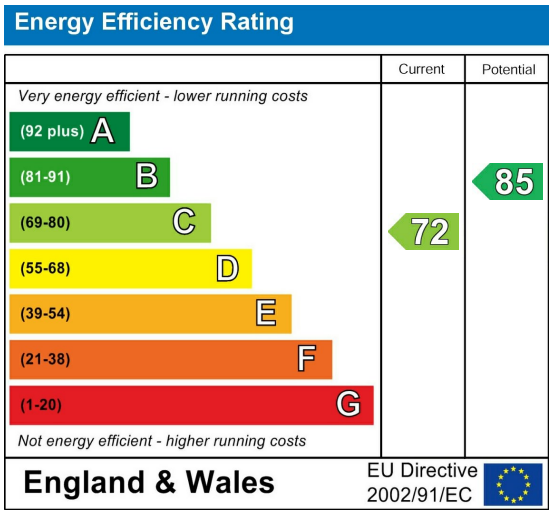












Local Authority

Norwich City Council, Tax Band D

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.