

ARLINGTON
PARK



59 Denmark Road

, Norwich, NR3 4JN

£215,000



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Arlington Park is delighted to present this traditional mid-terraced property on the popular Denmark Road in the highly sought-after NR3 area of Norwich. The home benefits from significant recent structural and utility upgrades, including a full electrical rewire, a newly installed boiler under warranty, and a comprehensive roof overhaul, while offering an excellent opportunity for a buyer to add value, as cosmetic improvement is needed throughout. With a generous rear garden and easy access to local amenities and the city centre, this property presents a fantastic blank canvas in a prime location.

- Offered to the market with NO ONWARD CHAIN
 - Major recent upgrades including a full electrical rewire
 - Recent roof overhaul including refelting and rebattening
 - Generous rear garden with a lawn and gravelled seating area
- Traditional mid-terraced home offering three bedrooms
 - Recently installed boiler which remains under warranty
 - Presents an excellent opportunity as cosmetic improvement is needed
 - Excellent access to local shops, schools, and Waterloo Park



DETAILED DESCRIPTION

Approaching the property, a low-maintenance gravelled front garden with mature shrubs and a low brick wall leads to a practical front porch extension. Upon entering, the layout flows into a welcoming lounge featuring patterned wallpaper and a feature fireplace with an electric inset.

An inner hallway connects the lounge to the dining room, which also boasts a feature electric fireplace inset and a glazed door providing direct access to the rear garden. An archway leads seamlessly from the dining room into the kitchen, which offers light-coloured fitted cabinetry, practical workspace, and designated space for a washing machine, an under-counter refrigerator, and a gas cooker.

Beyond the kitchen sits the bathroom, conveniently positioned on the ground floor, featuring a door entry recess and a white suite with a panelled bath and shower attachment.

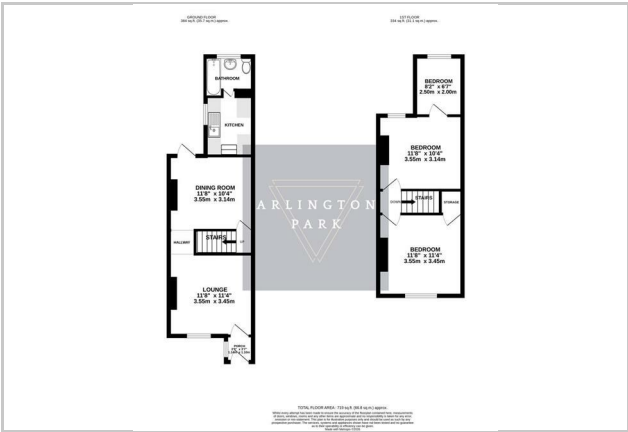
The first floor comprises three bedrooms. The front bedroom spans the width of the property and features a large window that floods the space with natural light. The second bedroom sits to the rear, while the third bedroom provides a versatile space ideal for a home office, nursery, or dressing room.

While cosmetic improvement is needed to update the interior decor, the property benefits from significant recent major works that provide immense peace of mind. These upgrades include a complete electrical rewire with a new consumer unit (2022), a recently installed boiler that is still under warranty (2021), and a recent overhaul of the roof which included refelting and rebattening.

Externally, the generous rear garden is a standout feature. It is a well-sectioned space incorporating a lawn, a gravelled seating area, mature planted borders, and a timber shed, offering a fantastic outdoor retreat. On-street parking is typically available on Denmark Road, subject to local council permit regulations. The home is warmed by gas central heating.

LOCAL AREA AND FACILITIES

Denmark Road is situated in the vibrant and well-connected Sewell ward of NR3, known for its strong community atmosphere and array of independent businesses. The property is a short walk from excellent outdoor leisure spaces, most notably the popular Waterloo Park with its historic pavilion, tennis courts, and greenery. Everyday conveniences are easily accessible, with local convenience stores, supermarkets, and cafes located nearby on Sprowston Road and Magdalen Road. The area is highly regarded for families, benefiting from proximity to schools such as St Clements Hill Primary Academy, Angel Road Junior School, and Sewell Park Academy. Transport links are excellent, providing regular bus services into Norwich city centre, while Norwich Train Station is easily accessible for broader regional commuting.



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