



70 Denmark Road, Norwich

Offers in excess of £250,000

70 Denmark Road

Norwich

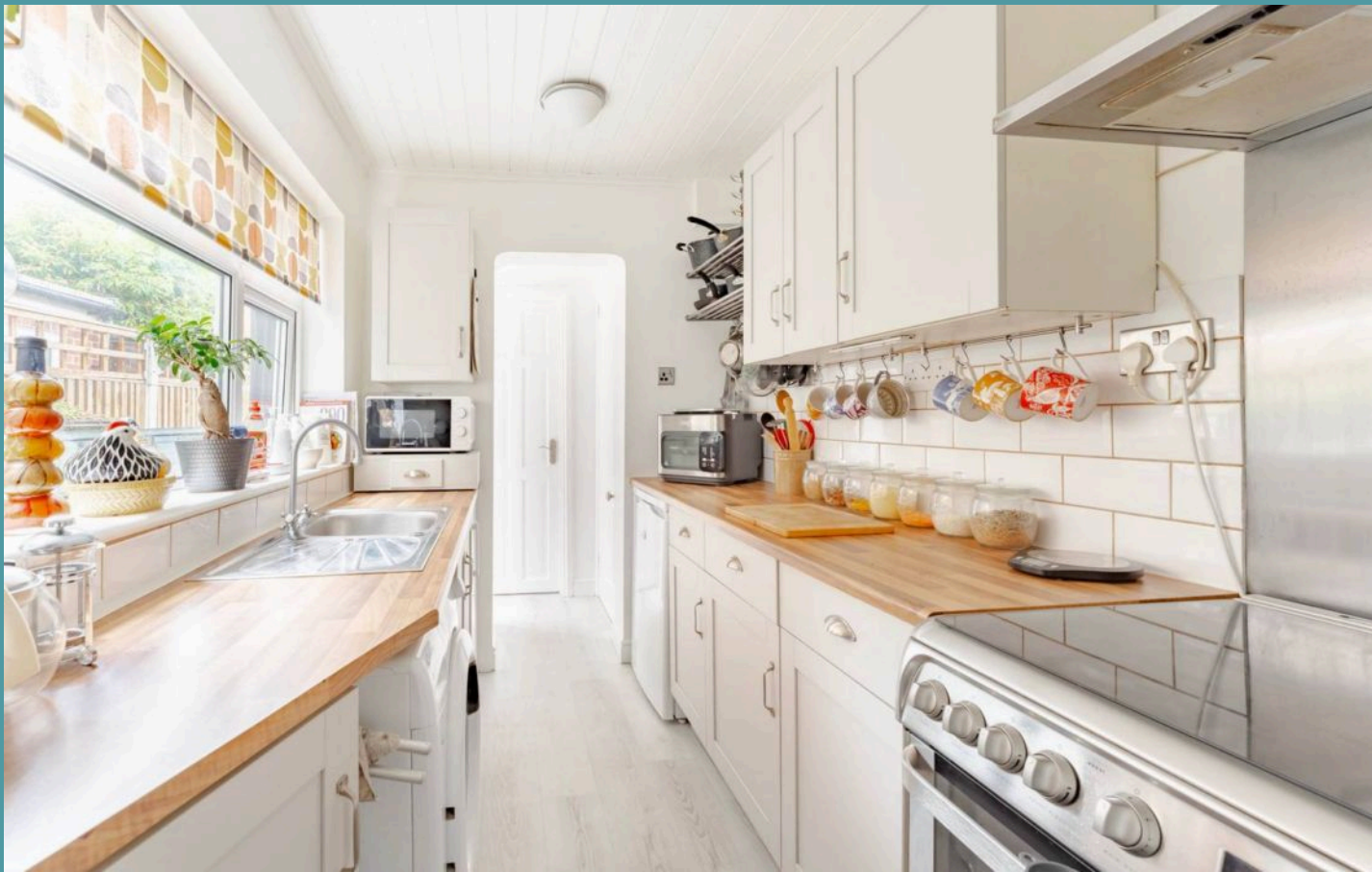
Fall in love with this charming bay-fronted terrace in one of Norwich's most sought-after areas. Located in the heart of New Catton, just 20 minutes from the city centre, this beautifully presented home combines period character with modern comforts. From its bright, airy living spaces with wood burner, stylish kitchen and contemporary bathroom, to its private, established garden — every detail invites a relaxed yet connected lifestyle. With excellent local amenities, schools, and transport links on your doorstep, this is city living with a welcoming, community feel.

Location

Denmark Road is ideally situated in a sought-after residential area of Norwich, offering the perfect blend of convenience and community. Located just over a mile south of Norwich city centre, residents enjoy easy access to the city's vibrant shopping districts, cafes, restaurants, and cultural attractions, all within a short walk or quick bus journey.

The area is well-served by local amenities, with a range of independent shops, supermarkets, and services close by on Unthank Road and within the Golden Triangle. Families will appreciate the proximity to several well-regarded primary and secondary schools, as well as nurseries and childcare options. Healthcare needs are easily met with a selection of GP practices, dental surgeries, and the Norfolk and Norwich University Hospital just a short drive away.





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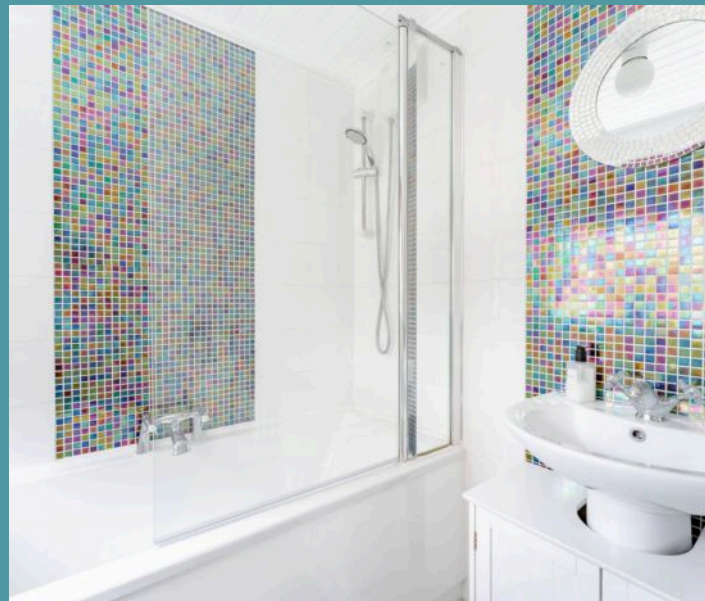
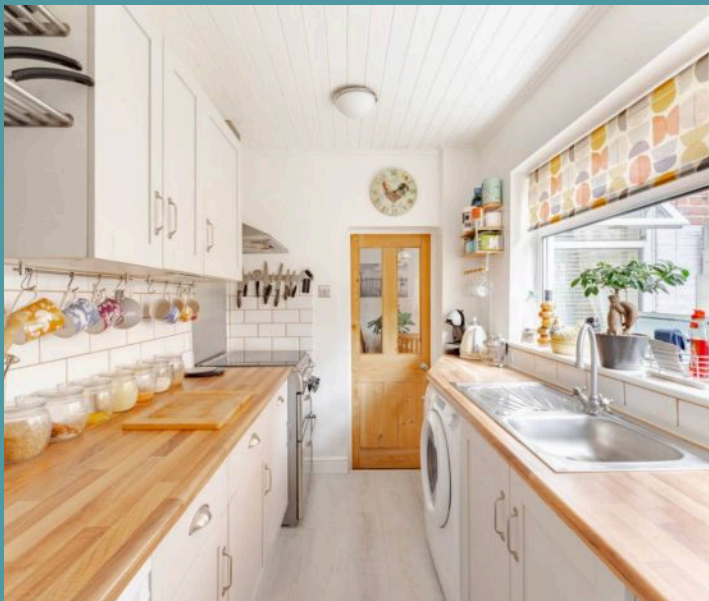
Norwich

Transport links are excellent — regular bus routes run along nearby main roads, providing swift connections across the city and beyond. Norwich railway station offers direct services to London Liverpool Street and other key destinations, while the A11 and A47 road networks make for convenient access to regional and national routes. Denmark Road offers a superbly connected base in a desirable part of Norwich, ideal for professionals, families, and commuters.

Denmark Road

The property's attractive period façade, complete with no-road parking that requires no permit, offers instant curb appeal. Inside, the home seamlessly blends modern updates with timeless charm. Recently installed wood-effect laminate flooring flows throughout the ground floor, enhancing the sense of space and light.

The bright and airy sitting room serves as a welcoming space for relaxation and socialising, made all the more inviting by the warmth of a wood-burning stove — perfect for cosy evenings with family or friends. An adjoining dining room provides the ideal setting for both intimate family meals and social gatherings.





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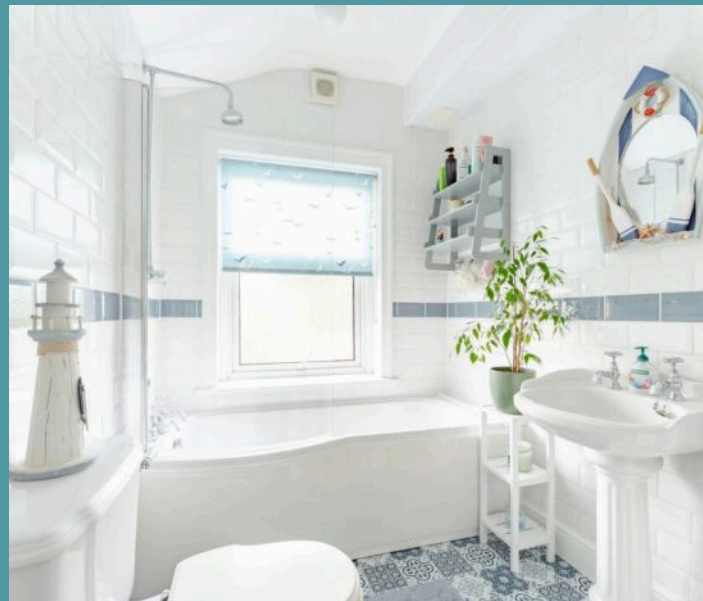
The thoughtfully designed kitchen features sleek, modern cabinetry, a built-in oven and ample under-counter space for appliances, while a rear lobby offers extra storage — keeping everyday essentials neatly tucked away. A contemporary ground floor bathroom, complete with a stylish three-piece suite, comprising of a bathtub with a shower attachment, a hand wash basin and a toilet, adding further practicality to the home.

Upstairs, two generously sized double bedrooms provide the utmost comfort and privacy, with one bedroom flaunting a private en-suite, including a bathtub with a shower attachment, a hand wash basin and a toilet.

To the rear, the property showcases a beautifully established and private garden. With multiple seating areas nestled among mature planting beds, this outdoor space offers a beautiful outdoor space — ideal for morning coffees, alfresco dining, or simply relaxing in the afternoon sunshine. Complete with a timber storage shed for garden tools.

Agents note

Freehold





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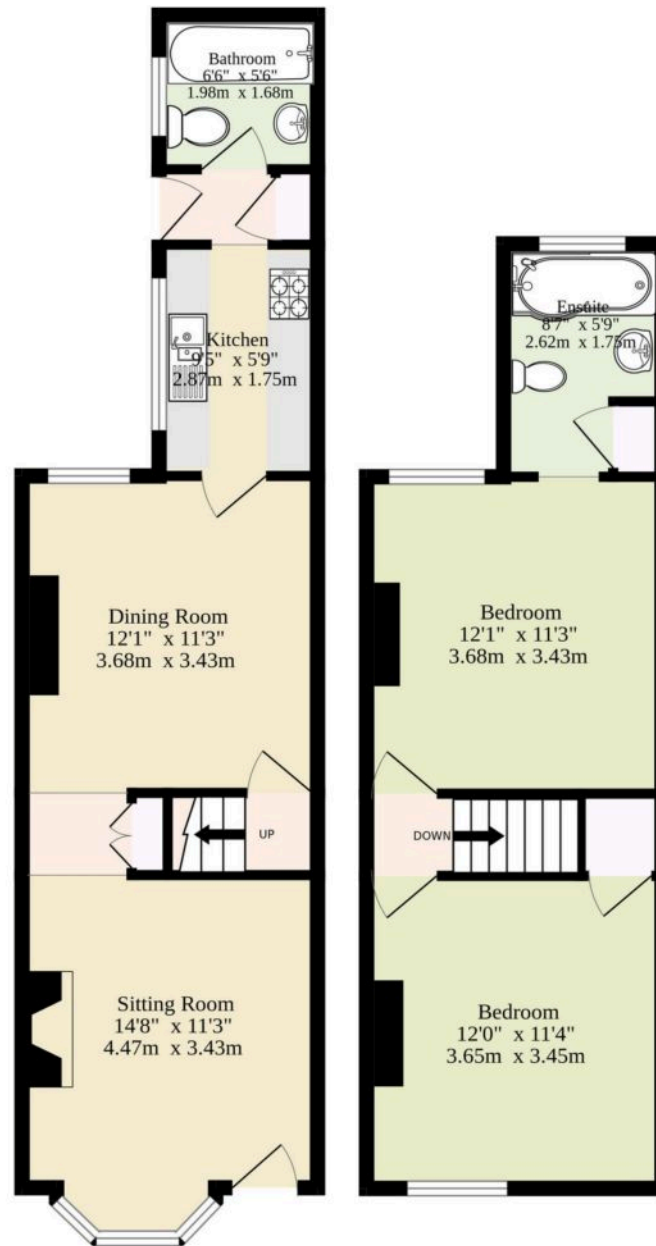
Norwich

- Beautiful bay-fronted terrace in the desirable area of New Catton, in the city of Norwich
- 20-minutes to the city centre, offering a wide range of amenities, including local shops, schools, healthcare facilities and transport links
- Bright and airy sitting room accentuated by a wood burner, inviting relaxation and entertaining
- Dining room that encourages intimate family meals and social gatherings
- Kitchen equipped with modern cabinetry, an oven, under-counter areas for appliances and a lobby with additional storage
- Ground floor bathroom with a contemporary three-piece suite
- Two double bedrooms and a private en-suite
- Well established and private garden, with various seating area, planted beds and a storage shed
- Non-permit on-road parking available
- Recently laid wood-effect laminate flooring on the ground floor



Ground Floor
450 sq.ft. (41.8 sq.m.) approx.

1st Floor
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 sq.m.) approx.

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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