



3 Dakin Road, Norwich

In Excess of £240,000

Minors & Brady



3 Dakin Road

Norwich

Behind its unassuming frontage lies a beautifully presented home full of character, warmth and modern touches. This well-maintained three-bedroom mid-terrace property enjoys a convenient cul-de-sac setting to the north of Norwich, with generous off-road parking and a surprisingly private tiered rear garden. Inside, a cosy sitting room centred around a wood-burning stove is complemented by a recently fitted contemporary kitchen, practical utility space and ground-floor WC. Character features, including stripped pine doors and a cast-iron fireplace, blend seamlessly with modern improvements throughout. The first floor offers three bedrooms, a family bathroom and a useful study nook on the landing.

- Beautifully presented three-bedroom home in a quiet cul-de-sac location
- Warm and inviting sitting room centred around a charming wood-burning stove
- Stylish recently fitted kitchen with grey cabinetry, chrome fixtures and wooden-style worktops
- Characterful interiors featuring stripped pine doors and a cast-iron fireplace
- Attractive patterned flooring creating a welcoming first impression
- Useful walk-in utility/storage area and convenient ground-floor WC
- Practical study nook on the landing, ideal for home working or studying
- Large shingled frontage providing generous off-road parking
- Delightful tiered rear garden with patio, lawn and mature wisteria
- A wonderfully cosy home blending period charm with modern everyday comfort





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The Location

Dakin Road, Norwich, is located in a well-established and highly regarded residential area that perfectly balances peaceful living with convenient access to the city's amenities. Tucked away in a quiet, secluded corner, the property enjoys an added sense of privacy while still being ideally placed for easy access into the heart of Norwich.

This desirable location benefits from excellent transport links, with reliable bus routes and train connections nearby, making travel around the city or commuting further afield both simple and efficient. Families will appreciate the good selection of local schools, all within easy reach, along with parks and green spaces that offer opportunities for outdoor recreation and relaxation.

A particular highlight of the area is its close proximity to Waterloo Park, one of Norwich's most beautiful and historic parks. With its expansive lawns, tennis courts, and community café, it provides the perfect spot for leisurely walks, picnics, and family outings just moments from your doorstep.

In addition, local shops, cafes, and supermarkets are all within walking distance, ensuring everyday essentials and conveniences are easily accessible. The community feel, coupled with its practical location and abundance of nearby amenities, makes Dakin Road an ideal setting for families, professionals, or anyone seeking a comfortable and connected lifestyle in one of Norwich's most established neighbourhoods.

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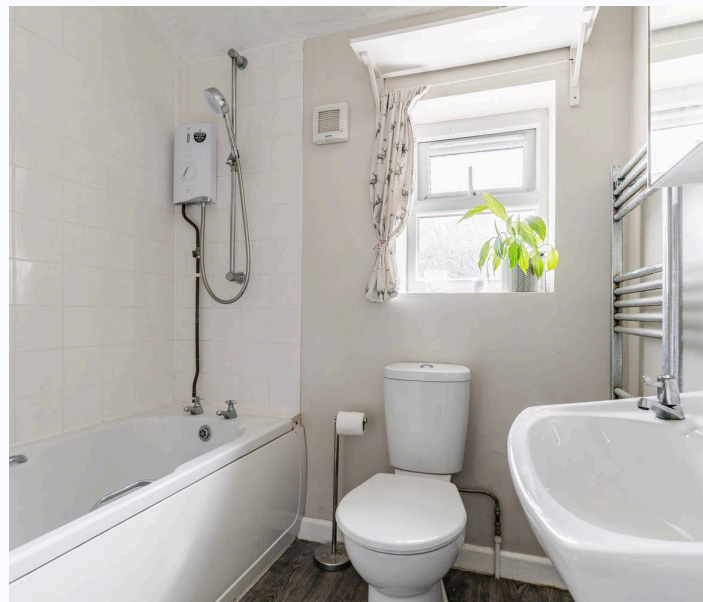
Dakin Road, Norwich

Situated within a convenient cul-de-sac location to the north of Norwich, this well-presented three-bedroom mid-terrace home offers a wonderful balance of character, practicality and modern styling. Having been maintained and improved by the current owners, the property enjoys bright and welcoming accommodation throughout, making it an ideal choice for families, first-time buyers and those seeking a home ready to move into.

The property is entered via an attractive entrance hall, where eye-catching patterned flooring creates an impressive first impression and sets the tone for the stylish accommodation beyond. The sitting room provides a warm and inviting living space, centred around a charming wood-burning stove that creates a particularly cosy atmosphere during the colder months.

Thoughtfully designed alcove shelving and a decorative log store further enhance the room's character, while natural light ensures the space remains bright and welcoming throughout the day.

The kitchen has been recently fitted and offers a contemporary finish, comprising a range of grey units complemented by chrome fixtures and attractive wooden-style work surfaces. A tiled splashback adds a practical yet stylish touch, while the fully fitted design provides excellent storage and workspace for everyday cooking.



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3 Dakin Road

Beyond the kitchen is a useful walk-in downstairs utility and storage area, along with the convenience of a ground-floor WC. The property also benefits from rear access, adding further practicality to day-to-day living.

The first floor offers three well-proportioned bedrooms, providing flexible accommodation for families, guests or those working from home. The principal bedroom is particularly appealing and features an attractive cast-iron fireplace, adding a touch of period charm and character. The remaining bedrooms are served by the family bathroom, while a cleverly designed desk nook on the landing creates an ideal study space for home working, studying or everyday household organisation.

Outside, the property continues to impress. To the front, a substantial shingled driveway provides generous off-road parking, a valuable feature in such a convenient residential location. The rear garden has been thoughtfully arranged over several tiers, creating a variety of spaces to enjoy throughout the seasons. A patio area provides the perfect setting for outdoor dining and entertaining, while the lawn offers space for children and pets to enjoy.

At the upper level, mature wisteria adds colour, character and seasonal interest, creating a delightful focal point. Despite being a terraced property, the garden enjoys a surprising degree of privacy, providing a peaceful and secluded outdoor retreat.

Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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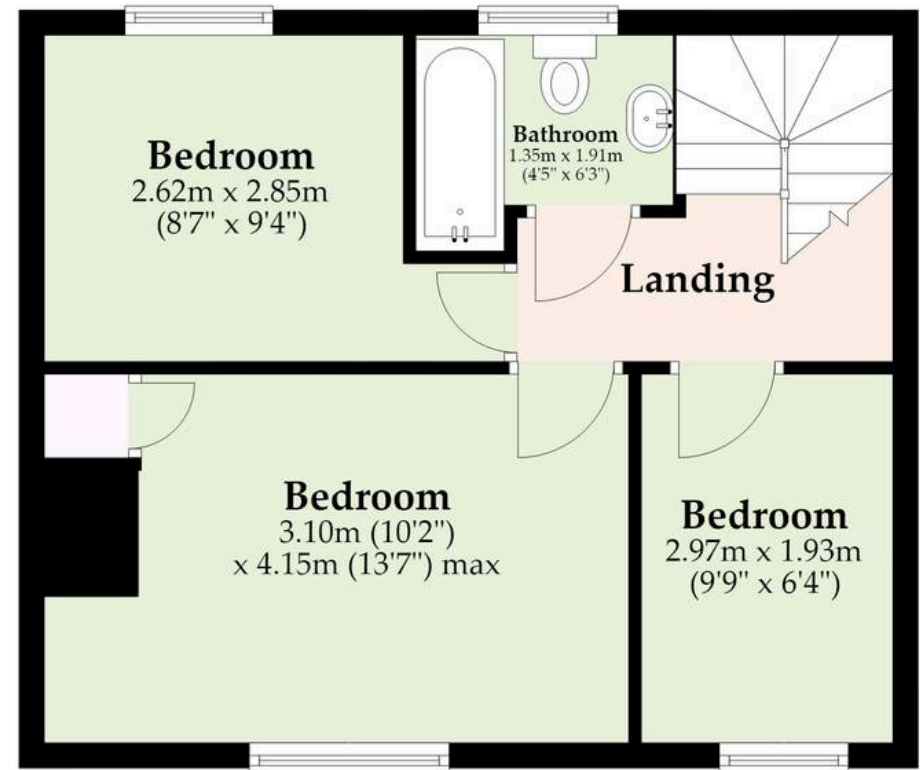
Ground Floor

Approx. 39.8 sq. metres (428.7 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.5 sq. feet)



Total area: approx. 77.2 sq. metres (831.2 sq. feet)

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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.

Plan produced using PlanUp.

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