



17 Denbigh Road, Norwich

Minors & Brady



17 Denbigh Road

Norwich

A charming Victorian home in the heart of the Golden Triangle, offering character, versatility and an exceptional city lifestyle. Well presented throughout, the property features two inviting reception rooms, providing flexible living and dining space. The kitchen is complemented by a useful outer lobby, while a ground floor bathroom and separate WC add everyday practicality. Upstairs, three bedrooms offer adaptable accommodation, with the third room lending itself to a nursery, dressing room or home office. Outside, the property benefits from attractive front gardens and a low-maintenance bisected rear garden, ideal for relaxing and entertaining. Offered with no onward chain, this is a fantastic opportunity to secure a characterful home in one of Norwich's most sought-after locations.

- Characterful Victorian home within a sought-after location
- Flexible layout suited to a variety of lifestyles
- Two reception rooms with distinct living purposes
- Three-bedroom arrangement offering versatile accommodation options
- Ground floor facilities enhancing everyday family convenience
- Useful outer lobby providing additional practical space
- Enclosed outdoor space designed for easy upkeep
- Attractive frontage with traditional picket fence boundaries
- Excellent access to local amenities and transport links
- Offered to market with no onward chain complications

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The Location

Denbigh Road enjoys an enviable position within Norwich's highly regarded Golden Triangle, one of the city's most sought-after residential areas.

Perfectly placed for convenience and lifestyle, the property is just a short stroll from the vibrant Unthank Road, renowned for its excellent selection of independent shops, cafés, bars and restaurants that have made the area so popular with residents of all ages.

A particular local favourite is The Black Horse, a well-known pub offering a welcoming atmosphere, quality food and a lively social scene throughout the year. Alongside this, the surrounding streets are home to a variety of coffee shops, delicatessens, convenience stores and eateries, creating a true neighbourhood feel rarely found so close to a city centre.

Norwich city centre is easily accessible either on foot, by bicycle, public transport or a short drive away, allowing residents to enjoy everything the city has to offer. Norwich combines historic charm with modern amenities, boasting an impressive range of shopping destinations including Chantry Place and Castle Quarter, alongside an abundance of independent retailers, theatres, cinemas, galleries and cultural attractions. The city's thriving food, leisure and entertainment scene further adds to its appeal.

The area is also particularly well suited to professionals, families and academics, with excellent access to the University of East Anglia, the Norfolk and Norwich University Hospital and a range of highly regarded schooling options. Numerous parks and green spaces are also nearby, providing opportunities for walking, recreation and outdoor enjoyment.



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Denbigh Road, Norwich

Situated within the heart of Norwich's ever-popular Golden Triangle, this charming Victorian terraced home offers character, versatility and an enviable lifestyle location just moments from the amenities of Unthank Road. Well presented throughout, the property combines period features with practical living spaces, creating an excellent opportunity for first-time buyers, professionals and investors alike.

The accommodation begins with a welcoming sitting room positioned to the front of the property, providing an inviting space to relax and unwind. Character features add to the room's appeal, while the traditional layout reflects the property's Victorian heritage. Beyond, the separate dining room offers a versatile second reception space, ideal for family meals, entertaining guests or adapting to modern working requirements if desired.

The kitchen is thoughtfully arranged to maximise the available space and offers a range of fitted units together with integrated cooking appliances and room for additional white goods. Positioned beyond the kitchen, the outer lobby provides useful additional space and enjoys direct access to the garden, making it a practical area for coats, footwear and everyday household needs.

Completing the ground floor is the family bathroom, fitted with a bath and shower over, alongside a separate WC, a convenient feature that enhances practicality for households and visiting guests.



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To the first floor, the property offers three bedrooms. The principal bedroom is positioned to the front and provides a generous double room with built-in storage. A second well-proportioned bedroom overlooks the rear garden, while the third bedroom is accessed from the second, creating a flexible arrangement that could be utilised as a nursery, dressing room, home office or hobby space depending on individual requirements.

Outside, the property benefits from attractive outdoor areas to both the front and rear. A picket-fenced front garden creates a welcoming first impression and contributes to the home's kerb appeal. To the rear, the enclosed bisected garden has been designed for ease of maintenance with a gravelled finish, providing a pleasant space for outdoor seating, entertaining and enjoying the warmer months.

Offered with no onward chain, this delightful Victorian home presents an excellent opportunity to acquire a characterful property in one of Norwich's most sought-after locations. With spacious accommodation, versatile living areas and the vibrant Golden Triangle lifestyle on the doorstep, early viewing is strongly recommended.

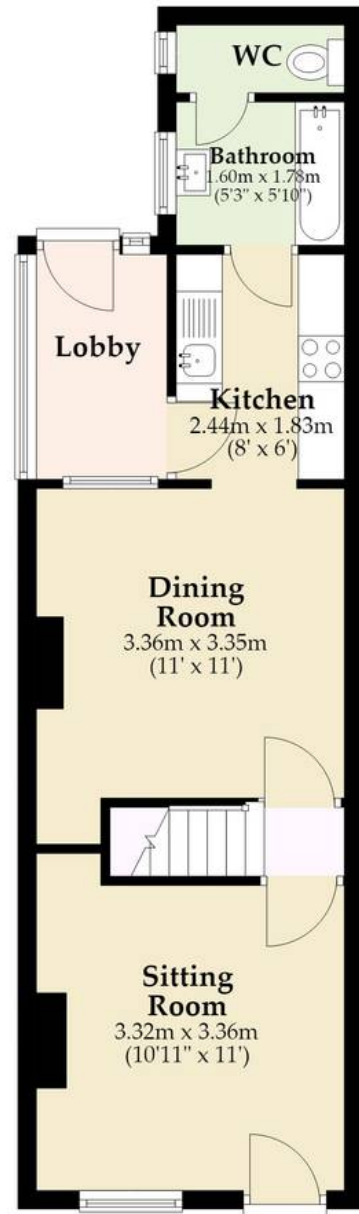
Agent's Note

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



Ground Floor

Approx. 40.7 sq. metres (438.6 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.6 sq. feet)



Total area: approx. 71.3 sq. metres (767.2 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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