



30 Denbigh Road, Norwich

Minors & Brady



30 Denbigh Road

Norwich

Victorian character and contemporary style come together beautifully in this sought-after Golden Triangle home. Thoughtfully modernised in 2021, the property offers well-balanced accommodation perfectly suited to modern living while retaining the charm associated with its period origins. Two spacious reception rooms provide flexibility for both relaxing and entertaining, complemented by a stylish kitchen/breakfast room at the heart of the home. Upstairs, two generous double bedrooms are served by a contemporary family bathroom finished to a high standard. A private, low-maintenance courtyard garden offers the ideal outdoor space for enjoying warmer months without extensive upkeep. Positioned within one of Norwich's most desirable residential areas, this is a home that delivers character,

- Elegant Victorian terrace positioned within the coveted Golden Triangle
- Stylishly updated interiors mixing period charm with convenience
- Two versatile reception rooms suited to both entertaining and everyday living
- Contemporary kitchen space designed with practicality and sociability in mind
- Two well-proportioned double bedrooms with excellent natural light
- Modern family bathroom featuring quality fixtures and fittings
- Ground floor cloakroom providing added day-to-day convenience
- Private courtyard garden offering low-maintenance outdoor enjoyment
- Gas central heating, double glazing and underfloor heating enhancements
- Excellent access to Norwich city centre, local amenities, cafés and parks





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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.

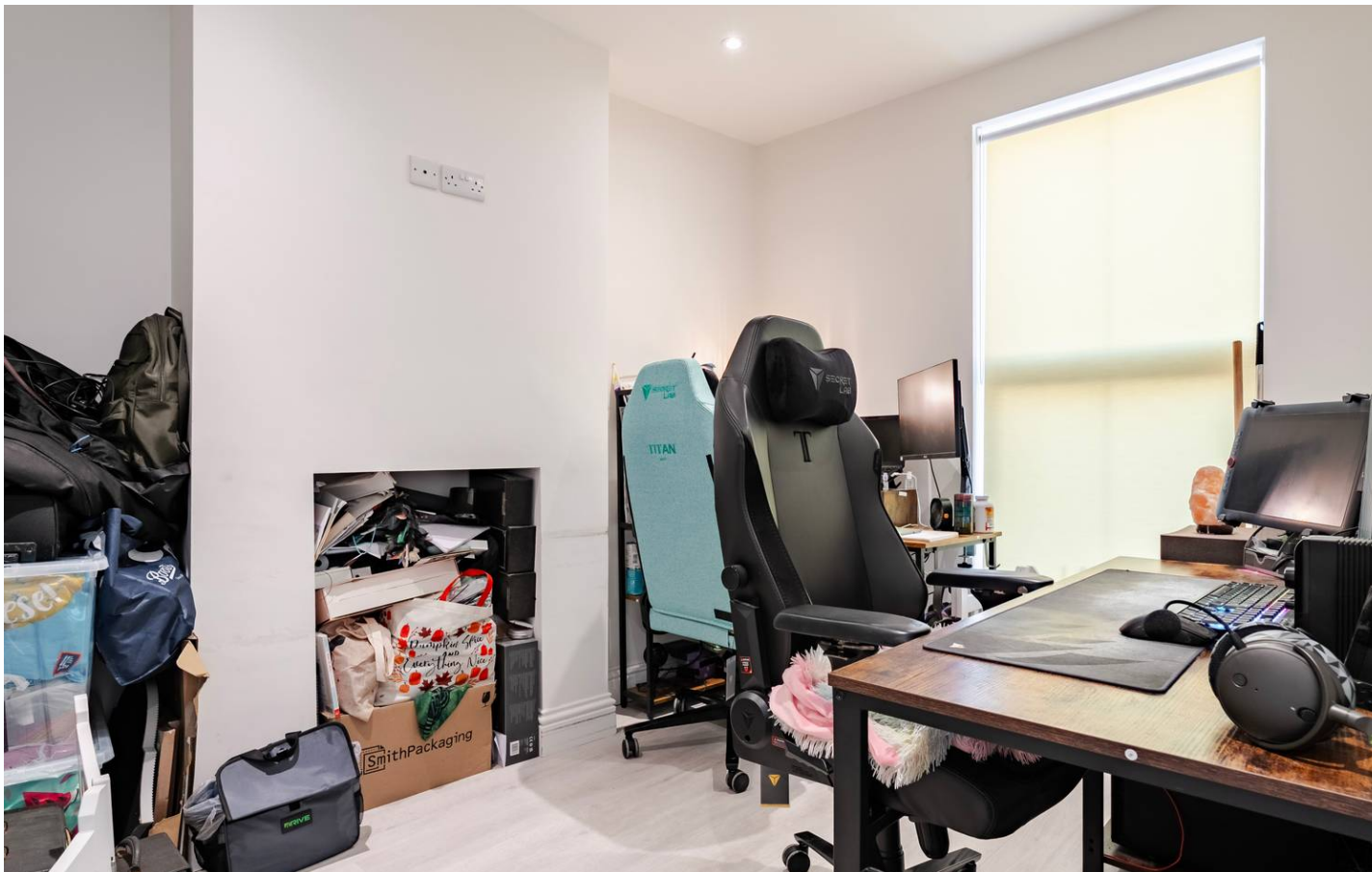
A particular local favourite is The Black Horse, a well-known pub offering a welcoming atmosphere, quality food and a lively social scene throughout the year. Alongside this, the surrounding streets are home to a variety of coffee shops, delicatessens, convenience stores and eateries, creating a true 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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Situated within the ever-popular Golden Triangle, this beautifully presented Victorian terrace offers an exceptional blend of period charm and contemporary styling. Having undergone a comprehensive renovation programme in 2021 by a previous owner, the property now provides thoughtfully designed accommodation that is ready to enjoy, making it an ideal choice for first-time buyers, professionals, downsizers or investors seeking a home in one of Norwich's most desirable locations.

A welcoming entrance hall introduces the accommodation, leading into two versatile reception rooms that provide excellent flexibility for modern living. The sitting room enjoys an attractive position at the front of the property, creating a comfortable space to relax, while the separate dining room offers an ideal environment for everyday meals and entertaining. The layout flows naturally through the ground floor, with both rooms benefiting from the character and proportions often associated with Victorian homes.



Positioned to the rear, the impressive kitchen/breakfast room serves as the heart of the property. Thoughtfully designed with a range of sleek contemporary units, integrated appliances and generous work surface space, it caters perfectly to modern lifestyles. There is ample room for informal dining, creating an inviting setting for morning coffee, family meals or social gatherings. Underfloor heating enhances comfort, while the practical layout maximises both storage and functionality. A convenient ground-floor cloakroom is accessed directly from the kitchen, adding further practicality to the home.

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The first floor offers two generously sized double bedrooms, both providing comfortable and well-proportioned accommodation. The principal bedroom benefits from attractive front-facing views and excellent floor space, while the second bedroom enjoys the advantage of a fitted wardrobe. Serving both rooms is a stylish family bathroom fitted with a contemporary suite, including a shower-over-bath arrangement and modern vanity storage.

Throughout the property, the successful renovation completed in 2021 remains evident, with tasteful finishes, modern fittings and careful attention to detail creating a stylish yet welcoming environment. The property also benefits from gas central heating, double glazing and underfloor heating to selected areas of the ground floor, ensuring comfort throughout the seasons.

Outside, the home enjoys the traditional appeal of a Victorian terrace frontage, while to the rear a private courtyard garden offers a low-maintenance outdoor retreat. Perfect for al fresco dining, container planting or simply unwinding after a busy day, the space provides an attractive extension of the accommodation without the upkeep associated with a larger garden.

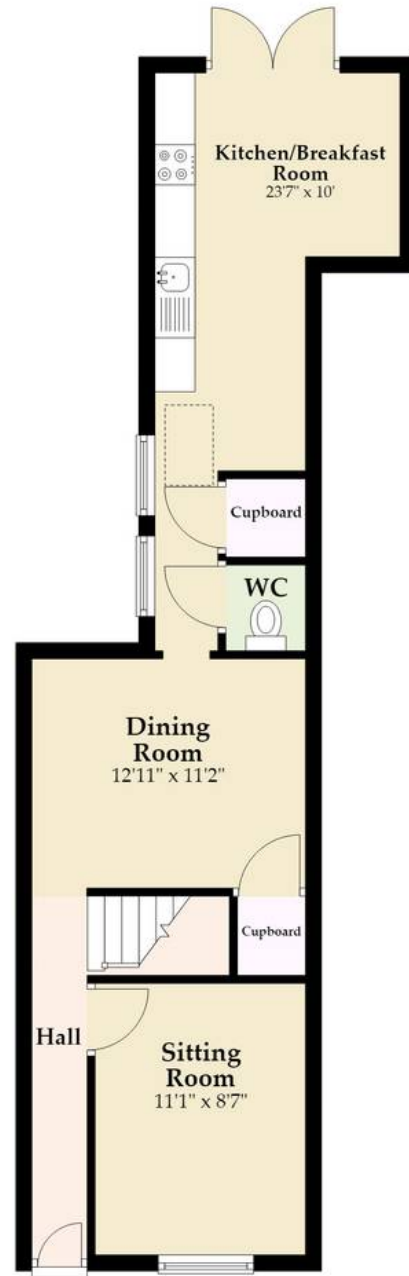
Agent's Note

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

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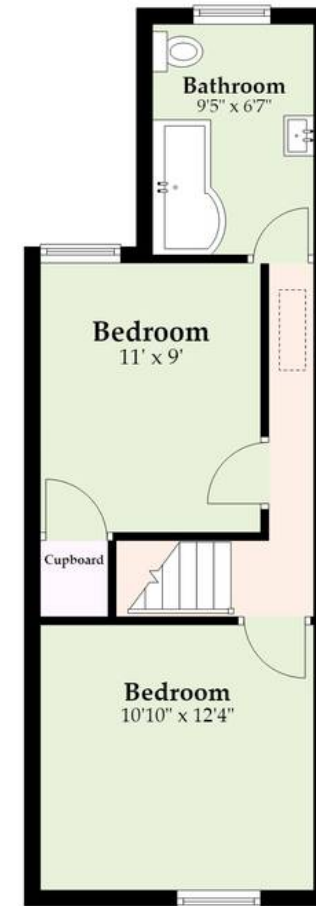
Ground Floor

Approx. 513.7 sq. feet



First Floor

Approx. 362.6 sq. feet



Total area: approx. 876.3 sq. feet

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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Meet *Nagilla*
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