



44 Denton Road, Norwich

Offers Over £270,000

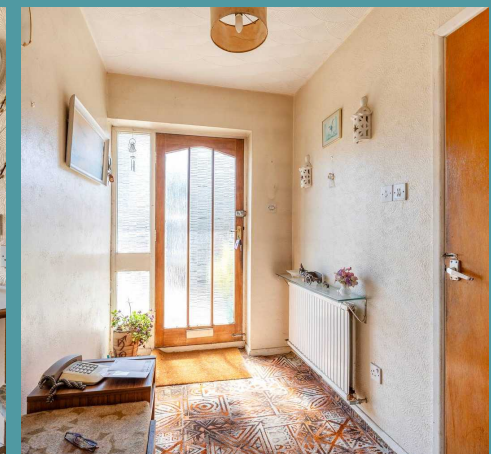
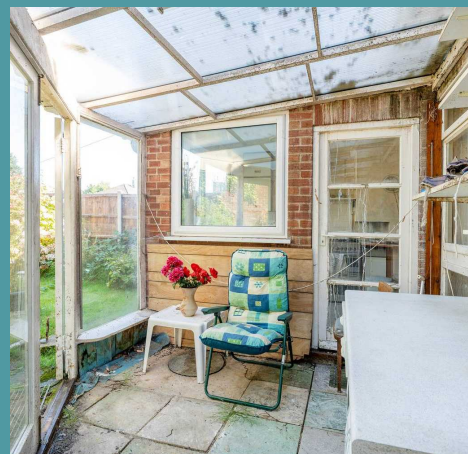
44 Denton Road

Norwich

Requiring a full renovation throughout, this property offers a blank canvas for those seeking a project. A spacious sitting room with a large bay window forms the heart of the ground floor, leading into a kitchen/dining area with potential for a stunning transformation. The conservatory spanning great width presents an opportunity to create a versatile living space. Upstairs, four bedrooms and a family bathroom provide the basis for a comfortable family home. Outside, the garden offers a quiet setting, while off-street parking and garage adds convenience.

THE LOCATION

Situated in Norwich, Denton Road offers a perfect blend of convenience and tranquility. Residents benefit from nearby amenities, including a Tesco, ensuring effortless daily essentials. With excellent catchment options for schooling, families find this location particularly attractive. Green spaces in the vicinity provide a refreshing environment for leisurely walks and activities with pets. For commuters, easy access to the Northern Distributor Road (NDR) streamlines travel, while swift access into the city unveils a myriad of additional amenities, completing the perfect living experience on Denton Road.





44 Denton Road

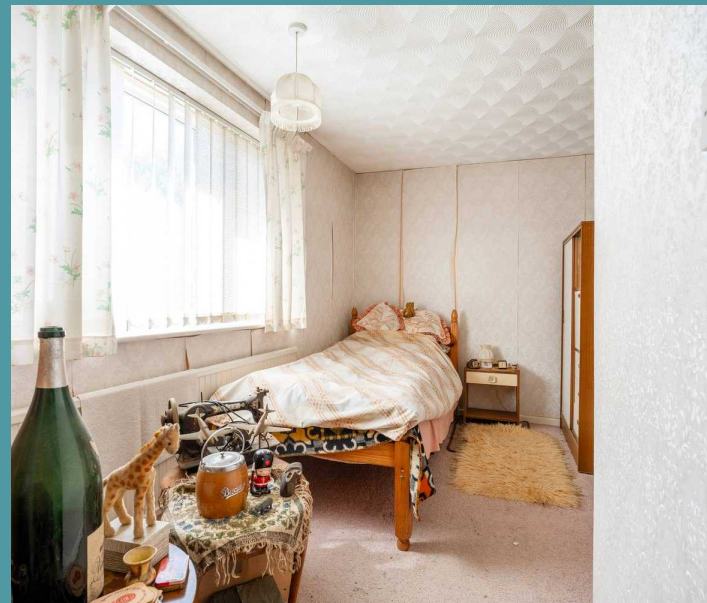
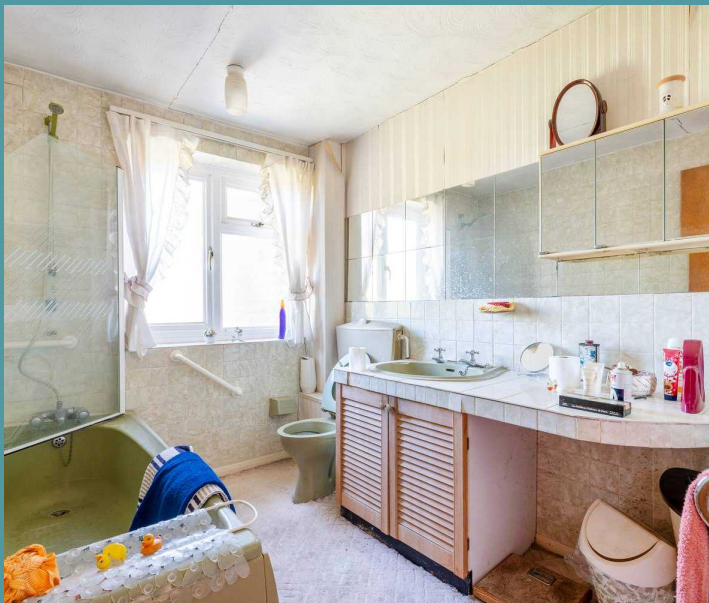
Norwich

DENTON ROAD

Entering the property, the sitting room immediately captures attention with its large bay window that floods the room with natural light, creating an inviting feel. The generous proportions of the sitting room offer endless possibilities for customisation.

The interior seamlessly flows into the lengthy kitchen/dining area, where views overlook the rear garden. This space offers a blank canvas for you to design your dream kitchen, taking full advantage of the natural light and garden views. The conservatory, extending a great width of the property, offers flexibility in usage. Integral access into the garage provides convenience and practicality for every-day living.

Upstairs, the property features four excellent sized bedrooms, providing ample space for family members or guests. A well-appointed bathroom caters to the needs of the household.





44 Denton Road

Norwich

Outside, the garden setting is mainly laid to lawn and surrounded by mature shrubbery and fruit trees creating a quiet setting for homeowners to enjoy. Sufficient off-road parking to the front of the property ensures that parking will never be a concern for homeowners or visitors.

AGENTS NOTE

We understand this property will be sold freehold, connected to all mains services.

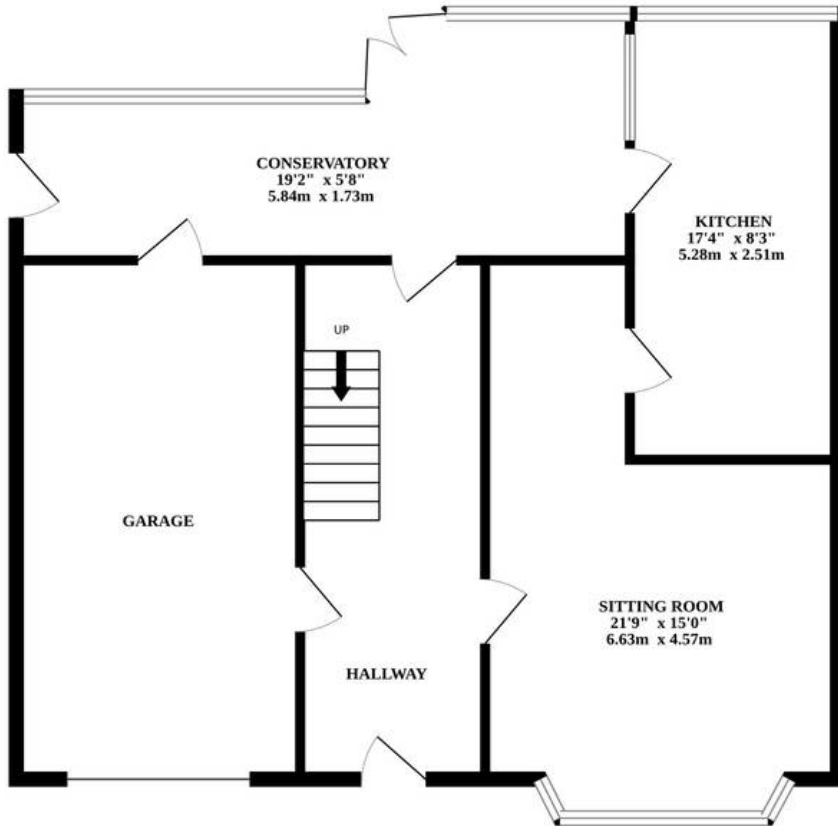
Council Tax Band - C

The property has a history of subsidence, which has now been rectified. However, it requires a program of renovation. Currently featuring single-glazed windows in the kitchen and one bedroom, the property also exhibits cracks in the rear bedroom.

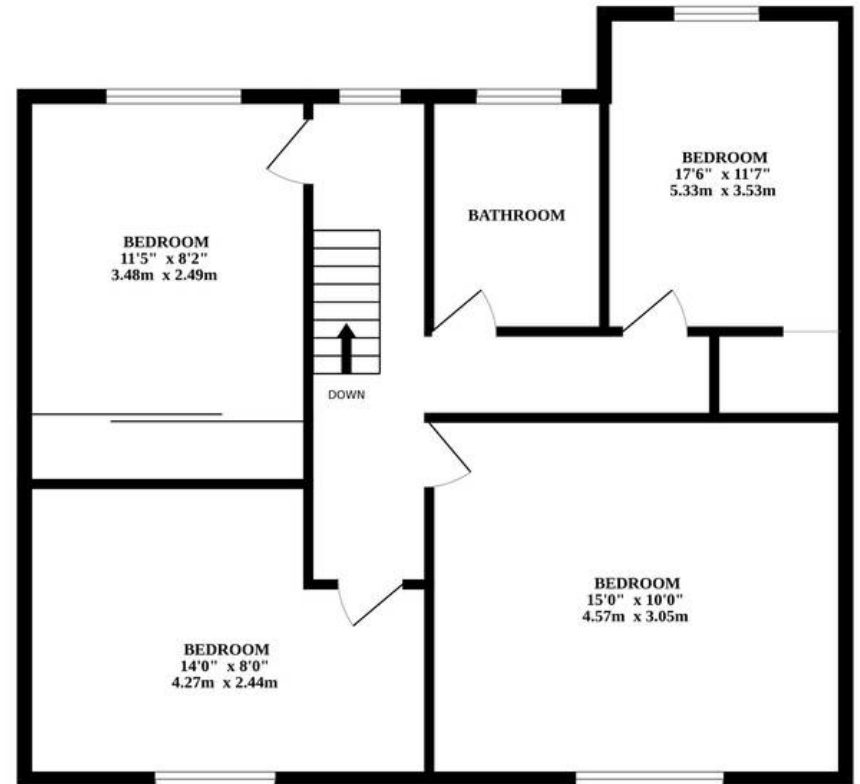
Covenant: Can't fire clay and make bricks



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2024