



38 Denton Road, Norwich  
Norwich



Minors & Brady



## 38 Denton Road

Norwich

Effortless indoor-outdoor living is at the heart of this spacious family home, with open, flowing interiors that accommodate both everyday routines and entertaining. Extended and thoughtfully designed, the property offers five well-proportioned bedrooms, a bay-fronted dining room, and a large living area that opens seamlessly onto the garden. The contemporary kitchen and garden room provide a bright, sociable space for family meals or gatherings, complemented by a separate utility and a versatile outbuilding that works perfectly as a home office or creative studio. An expansive brick-weave driveway provides ample off-road parking, while the low-maintenance garden creates a private outdoor space for relaxing or entertaining. Combining flexibility, style, and modern comfort, this home is ideal for family life in the sought-after New Sprowston area of Norwich.



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# 38 Denton Road

Norwich

- Extended detached residence positioned in the sought-after New Sprowston area of Norwich, a short distance from the city centre
- Exceptional family home showcasing spacious and flexible accommodation that can easily adapt to your families preferences and style
- A large living room featuring sliding doors that open out to the garden, inviting relaxation and entertaining
- Bay-fronted dining room that is filled with natural light, with the flexibility to be a home office, a cosy snug or a playroom for children
- Open-plan kitchen/garden room that creates an effortless flow for everyday living and entertaining, with panoramic views of the garden
- Kitchen is equipped with quality cabinetry, an integrated oven, a gas hob, a microwave, a fridge/freezer and a dishwasher, with a separate utility room for laundry appliances
- Five well-proportioned bedrooms offering comfort and privacy, one of which is complemented by a private en-suite
- Family bathroom displaying modern fixtures and fittings, with a separate WC for convenience
- A private, low-maintenance garden that is predominantly paved for seating arrangements, benefiting from a versatile outbuilding/studio suitable for someone that works from home
- Expansive brick-weave driveway providing ample off-road parking



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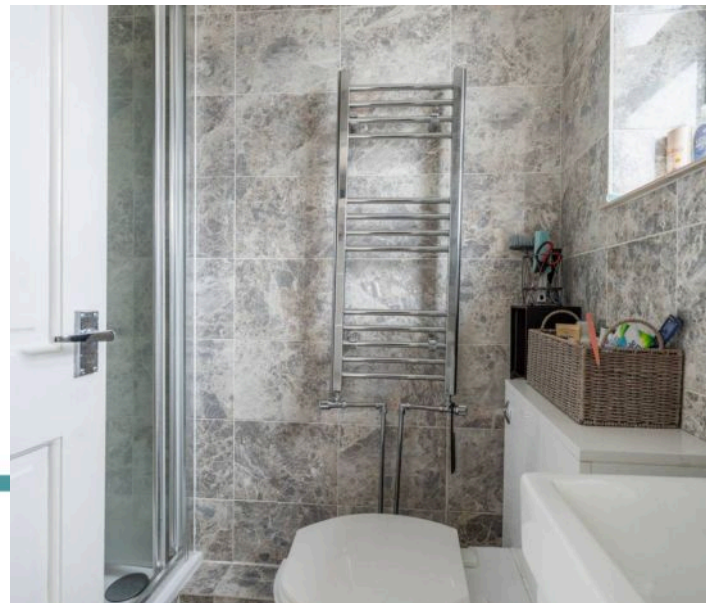


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## Location

Denton Road is located in the New Sprowston area, just north of Norwich city centre, making it conveniently close, around 2 miles from the heart of the city. Local amenities are within easy reach, including small convenience stores, a post office, and nearby supermarkets on Sprowston Road, which cater to everyday shopping needs. Families benefit from proximity to schools such as Sprowston Infant School, Sprowston Junior School, and St. Clements Hill Primary Academy, while older students can attend Sprowston Community Academy or Sewell Park Academy. Public transport is straightforward, with frequent bus services along Sprowston Road connecting residents to the city centre and surrounding suburbs. For those commuting by train, Norwich railway station is just a short drive or cycle away. The area offers a practical balance of quiet residential streets, accessible schools, local shops, and easy links into the city, making it well suited to families, professionals, and anyone looking for a more relaxed base close to Norwich.



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A welcoming entrance hall sets the tone, bright and open, with a convenient under-stairs WC. The large living room is a versatile space for both relaxing and entertaining, with sliding doors that open directly onto the garden, creating a natural flow between indoors and outdoors.

The bay-fronted dining room is filled with natural light and adaptable to a variety of uses, a home office, a cosy family space, or a playroom, responding effortlessly to your needs.

The open-plan kitchen and garden room form the heart of the home, designed for everyday living and social gatherings. Panoramic views over the garden enhance the sense of space and light, while the kitchen is equipped with quality cabinetry and integrated appliances, including an oven, gas hob, microwave, fridge/freezer, and dishwasher. A separate utility room provides space for laundry appliances, keeping the main living areas uncluttered.

Upstairs, five well-proportioned bedrooms provide comfort and privacy, including a principal bedroom with a modern, private en-suite. The family bathroom features contemporary fixtures and fittings, complemented by a separate WC for family convenience.





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Externally, the property offers a private, low-maintenance garden, predominantly paved to accommodate seating and entertaining. A versatile outbuilding or studio provides space for working from home or pursuing creative projects.

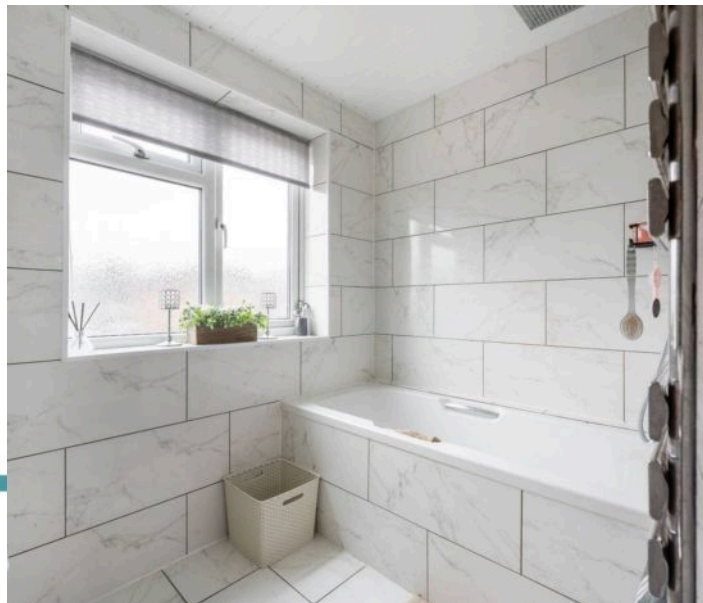
At the front of the residence, an expansive brick-weave driveway ensures ample off-road parking for all family members and visitors.

This home combines flexible living spaces with modern design and a strong sense of flow, creating an ideal setting for contemporary family life in one of Norwich's most sought-after locations.

## Agents Notes

Freehold

Connected to all mains services.

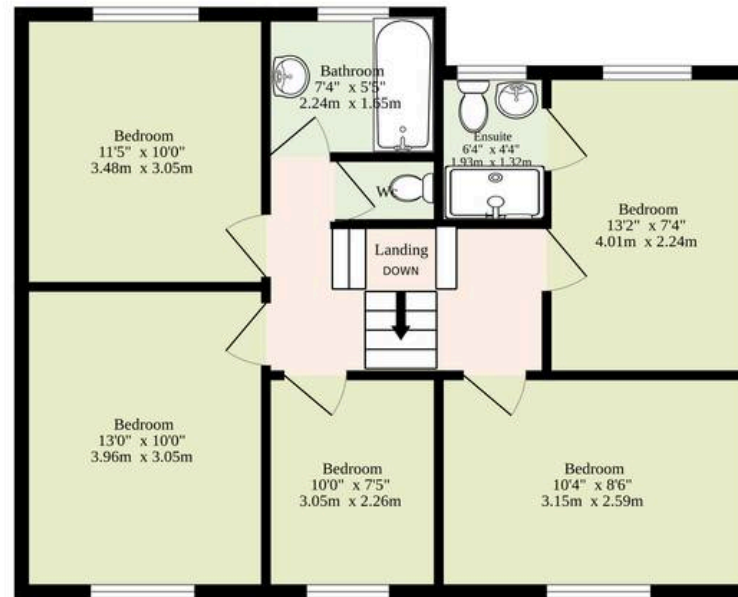


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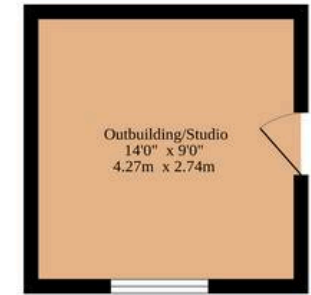
Ground Floor  
837 sq.ft. (77.8 sq.m.) approx.



1st Floor  
692 sq.ft. (64.3 sq.m.) approx.



Outbuilding  
126 sq.ft. (11.7 sq.m.) approx.



Total Sqft Includes The Outbuilding.

**TOTAL FLOOR AREA : 1655 sq.ft. (153.8 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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Branch Manager



Meet *Rosie*  
Senior Sales Progressor



Meet *Tristan*  
Senior Property Valuer

# Minors & Brady

*Your home, our market*

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