



40 Denton Road, Norwich

Minors & Brady



40 Denton Road

Norwich

Spacious and move-in ready, this impressive three-bedroom semi-detached home combines generous living spaces, excellent outside space and a highly convenient Norwich location. Set back behind a sizeable driveway and lawned frontage with mature hedging for added privacy, the property also benefits from a detached garage and enclosed rear garden. Inside, the accommodation is presented in good decorative order throughout, featuring a bright bay-fronted sitting room, a versatile study and a spacious kitchen/dining room that serves as the heart of the home. Sliding doors lead seamlessly into the conservatory, creating additional living space with views over the garden. Upstairs, three well-proportioned bedrooms are served by a family bathroom, while outside a large patio and lawned garden provide the perfect setting for entertaining, relaxing and family enjoyment.

- Spacious three-bedroom semi-detached home
- Generous driveway providing ample off-road parking
- Detached garage offering excellent storage or workshop potential
- Private frontage with lawned garden and mature hedging
- Bright bay-fronted sitting room filled with natural light
- Impressive 17ft kitchen/dining room ideal for family living and entertaining
- Conservatory accessed via sliding doors from the kitchen/diner
- Versatile ground floor study, perfect for home working or hobbies
- Fully enclosed rear garden with lawn and extensive patio seating area
- Popular NR3 location close to Catton Park, local schools, amenities and Norwich city centre





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The Location

Denton Road is situated within the sought-after NR3 area of Norwich, offering an excellent balance of city convenience and suburban living. Just a short drive from Norwich city centre, residents can enjoy easy access to the city's extensive range of shopping, dining, leisure and cultural attractions, whilst benefiting from a quieter residential setting.

The property is ideally positioned for everyday amenities, with nearby Sprowston providing a variety of supermarkets including Aldi, local convenience stores, cafés, pharmacies and other essential services. The area is particularly popular with families, thanks to its selection of well-regarded schools catering for a range of ages, alongside nearby healthcare facilities and community amenities.

Nature lovers and those who enjoy outdoor recreation will appreciate the close proximity to Catton Park, one of Norwich's most attractive green spaces. The historic parkland offers scenic walks, open grassland and woodland areas, providing a wonderful setting for dog walking, exercise and family outings throughout the year. Additional recreational facilities, parks and open spaces can also be found nearby.

The location is well connected, with regular bus services providing straightforward access into Norwich city centre and surrounding areas. Norwich railway station is easily reached by car, bicycle or public transport, offering links to regional and national destinations. For those travelling further afield, the Northern Distributor Road (NDR) is within convenient reach, providing access to the Norfolk coastline, Broadland villages and major road networks.





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Denton Road, Norwich

Set on a generous plot within a popular and well-connected area of Norwich, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families, first-time buyers and those looking to enjoy convenient city living. With a substantial driveway, detached garage, and a private enclosed rear garden, the property combines practical outside space with comfortable interiors that are ready to move into.

The property is approached via a good-sized driveway providing ample off-road parking, alongside a neatly maintained front garden which is predominantly laid to lawn. Mature hedging borders the frontage, creating an attractive first impression whilst offering a good degree of privacy from the road. A detached garage further enhances the property's practicality, providing additional parking, storage or workshop potential.

Stepping inside, the entrance hall creates a welcoming introduction to the home, with access to the principal ground floor rooms. To the front, the generous sitting room provides an excellent living and entertaining space, centred around a large bay window that fills the room with natural light. Well-proportioned and comfortable, this room offers plenty of space for a range of furniture layouts and is perfectly suited to everyday family life.



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At the rear of the property, the impressive kitchen/dining room forms the heart of the home. Stretching over 17ft in length, this spacious room provides ample worktop and storage space alongside room for a family dining table, making it ideal for both everyday use and hosting guests. Sliding doors open directly into the conservatory, creating a seamless flow between the living spaces whilst drawing additional natural light into the home. The conservatory offers a versatile additional reception area, perfectly suited as a garden room, dining space or relaxation area, with direct access to the rear garden.

Completing the ground floor is a useful study, providing an ideal home office, hobby room or potential playroom, catering perfectly to modern lifestyles and flexible working arrangements.

The first floor accommodation comprises three bedrooms, all well-proportioned and arranged around the central landing. The principal bedroom is a particularly generous double room with space for a range of bedroom furnishings, whilst the second bedroom is another comfortable double. The third bedroom offers excellent versatility as a child's room, nursery, dressing room or home office. Serving the bedrooms is a family bathroom fitted with a three-piece suite.

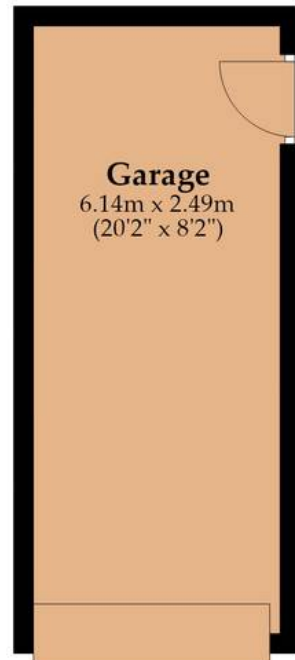
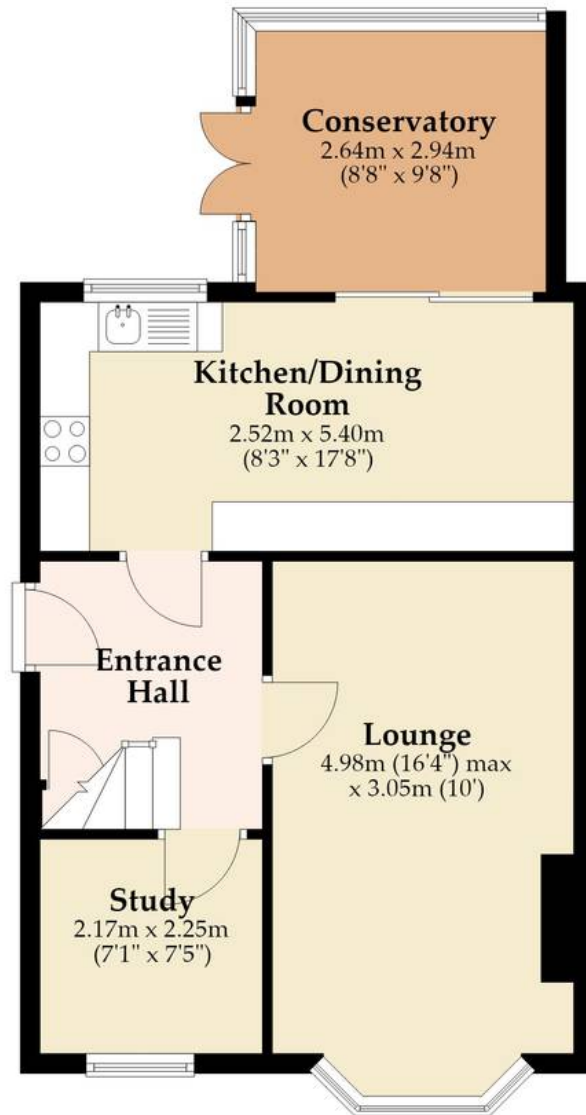
Outside, the rear garden is fully enclosed and enjoys a pleasant balance of lawn and patio space. A particularly generous patio area provides the perfect setting for outdoor dining, entertaining guests, or simply enjoying the warmer months, whilst the lawn offers space for children, pets or keen gardeners to enjoy. The enclosed nature of the garden creates a safe and private environment for the whole family.



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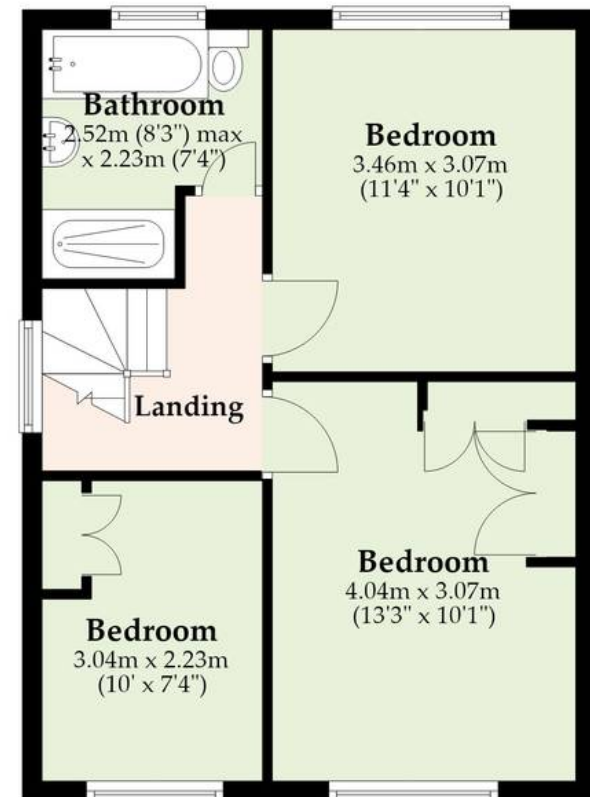
Ground Floor

Approx. 64.6 sq. metres (695.6 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.2 sq. feet)



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Total area: approx. 105.6 sq. metres (1136.8 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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