



38 Denton Road | | Norwich | NR3 4DP

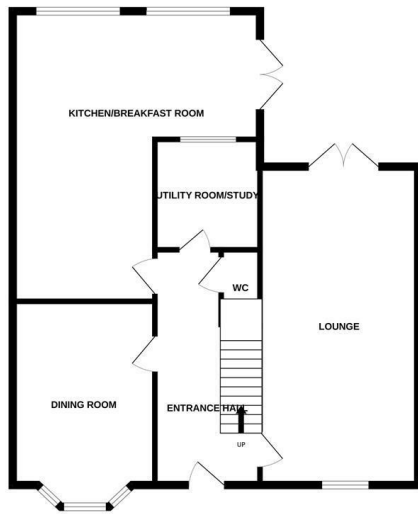
Offers In Excess Of £400,000

**** MUST VIEW EXTENDED 5 BEDROOM FAMILY HOME **** Gilson Bailey are proud to present this exceptional five-bedroom semi-detached family home, ideally located in the sought-after NR3 area of Norwich. Beautifully renovated and thoughtfully extended by the current owners, this spacious property offers versatile and stylish living across two floors.

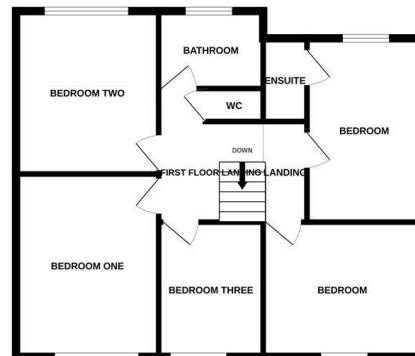
The ground floor features a generous entrance hall, a bright and airy lounge, a separate dining room, a modern kitchen/breakfast room, utility room/study and a cloakroom. Upstairs, the accommodation continues with five well-proportioned bedrooms off a central landing. One bedroom includes a private en-suite shower room, complemented by a separate family bathroom and an additional cloakroom. Outside, the property boasts a large brickweave driveway offering ample off-road parking, and a low-maintenance rear garden complete with a versatile outdoor studio—ideal for a home office, gym, or creative space. Further benefits include double glazing, gas central heating, and a high standard of finish throughout. Early internal viewing is highly recommended to fully appreciate the space, quality, and lifestyle this fantastic home has to offer.



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.
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Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the city centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises

Door to

Entrance Hall

Radiator, stairs to first floor, understairs storage cupboard.

Lounge 22'2" x 10'5"

Window to front and patio doors to rear, 2 radiators

Dining Room 14'9" x 10'0"

Window to front, radiator

Cloakroom

Low level WC, vanity wash basin

Kitchen / Breakfast Room 21'10" x 14'11" max

Window to rear, patio doors to garden, fitted wall and base units with worktops over. Built in cooker and microwave, 5 ring hob, space for large fridge freezer, single sink and drainer, built in dishwasher, feature island breakfast bar, further sink tiled splashbacks.

Utility Room/Study

Fitted wardrobe, radiator

First Floor Landing

Loft access doors to 5 bedrooms

Bathroom

Window to rear, vanity wash basin, bath with shower over, heated towel

Cloakroom

Low level WC

Bedroom One 13'1" x 10'1"

Window to front, radiator,

Bedroom Two 9'11" x 7'6"

Window to front, radiator, over stairs wardrobe

Bedroom Three 11'6" x 10'0"

Window to rear, radiator, fitted wardrobe

Bedroom Four 10'5" x 9'0"

Window to front, radiator

Bedroom Five 13'2" x 7'5"

Window to rear radiator door to

Ensuite

Frosted window to rear, low level WC, vanity wash basin, shower cubicle heated towel rail.

Outside Rear

Low maintenance patio garden, enclosed by fencing, with garden studio.

Garden Studio 14'1"x 9'0"

Double glazed windows and space for utilities

Outside Front

Large driveway providing ample parking with gate to rear garden

Local Authority

Norwich City Council - Tax Band C

Tenure


Freehold

Utilities

Ultrafast broadband available.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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