

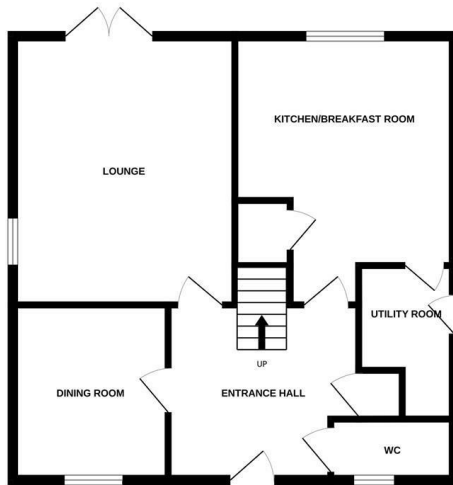
**28 Grouse Close | Sprowston | Norwich | NR7 8US**

**Offers In Excess Of £410,000**

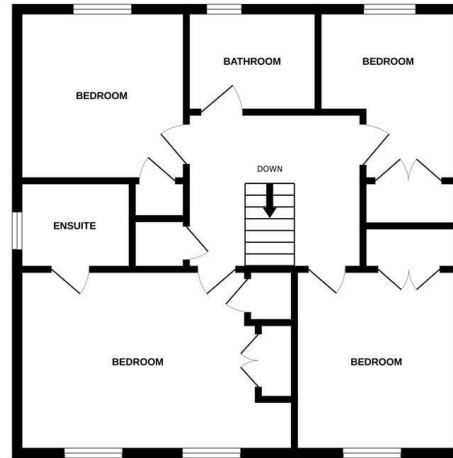
**\*\*EXECUTIVE DETACHED FAMILY HOME OVERLOOKING THE WOODLAND\*\***  
Gilson Bailey are delighted to offer this WELL PRESENTED, MODERN, FOUR BEDROOM, DETACHED HOUSE situated in a peaceful position on a modern estate in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge, dining room, kitchen/breakfast room, utility room and WC to the ground floor. On the first floor there are FOUR BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is OFF ROAD PARKING, a SINGLE GARAGE and a PRIVATE, LOW MAINTENANCE REAR GARDEN. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make the perfect family home so be quick to book a viewing.



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 6/2024

### Location

This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge, dining room, kitchen/breakfast room, WC and stairs to first floor.

#### Lounge 15'4" x 12'8"

Patio doors, double glazed window, radiator.

#### Dining Room 9'10" x 8'10"

Double glazed window, radiator.

#### Kitchen/Breakfast Room 12'9" x 12'5"

Fitted wall and base units with worktops over, sink and drainer, gas hob, fitted oven, space for fridge/freezer and dishwasher, double glazed window, radiator.

#### Utility Room 8'8" x 5'5"

Fitted wall and bas units with worktops over, sink and drainer, space for washing machine, door to side.

#### WC

Low level WC, hand wash basin, radiator.

#### First Floor Landing

Doors to four bedrooms and bathroom.

#### Bedroom One 13'11" x 10'4"

Two double glazed windows, radiator, built in wardrobes.

#### En-Suite

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Bedroom Two 9'6" x 9'4"

Double glazed window, radiator, built in wardrobe.

#### Bedroom Three 10'9" x 8'11"

Double glazed window, radiator, built in wardrobe.

#### Bedroom Four 9'11" x 8'1"

Double glazed window, radiator, built in wardrobe.

#### Bathroom

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Outside Rear

Single garage with off road parking in front and a private, shingled garden with patio seating enclosed by timber fencing with rear gate access.

#### Local Authority

Broadland District Council, Tax Band D.

#### Tenure


Freehold

#### Utilities

Ultrafast full fibre broadband available.  
Mains water and electric.




**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

Broadland District Council, Tax Band D

**Tenure**

Freehold

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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