



**52 Stonehouse Road | | Norwich | NR7 8AS**

**Guide Price £240,000**

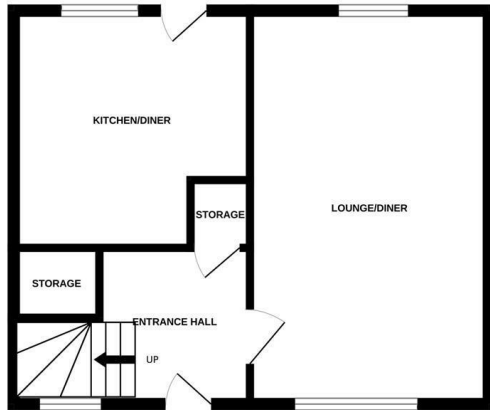
**\*\*GUIDE PRICE £240,000 - £250,000 OFFERED WITH NO ONWARD CHAIN\*\***

Gilson Bailey are delighted to offer this THREE BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after suburb of Sprowston.

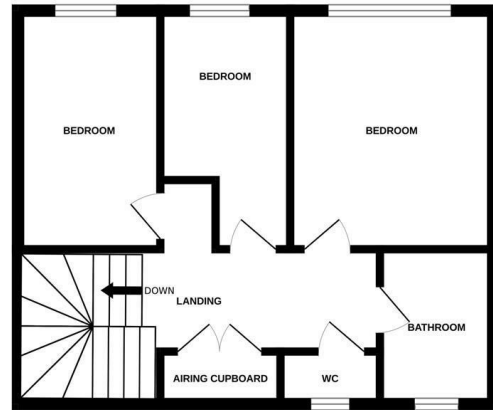
Accommodation comprising entrance hall, lounge/diner and kitchen to the ground floor. On the first floor there are THREE BEDROOMS, a bathroom and WC off landing. Outside there is lawned front garden, enclosed rear garden and RESIDENTS OFF ROAD PARKING TO THE REAR. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent first time purchase or buy-to-let investment so be quick to book a viewng.



GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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.  
Made with Metropix ©2025

## 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/diner, kitchen and stairs to first floor.

### Lounge/Diner 17'6" x 11'5"

Two double glazed windows, radiator.

### Kitchen 11'7" x 11'3"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, radiator, double glazed window, door to rear.

### First Floor Landing

Doors to three bedrooms, bathroom and WC.

### Bedroom One 11'5" x 9'8"

Double glazed window, radiator.

### Bedroom Two 11'6" x 6'6"

Double glazed window, radiator.

### Bedroom Three 11'5" x 6'8"

Double glazed window, radiator.

## Bathroom 5'10" x 5'6"

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

## WC

Low level WC, frosted double glazed window.

## Outside Front

Lawned garden with path to front door.

## Outside Rear

Lawned garden enclosed by timber fencing with gate access.

## Local Authority

Broadland District Council ,Tax Band B.

## Tenure

Freehold


## Utilities

Full fibre broadband available.  
Mains water and electric.





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</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 B

#### 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.

<https://www.gilsonbailey.co.uk>  
01603764444