



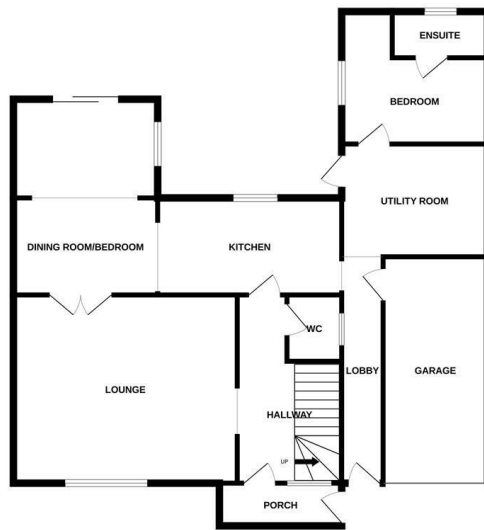
8 Church Green | Sprowston | Norwich | NR7 8BA

£475,000

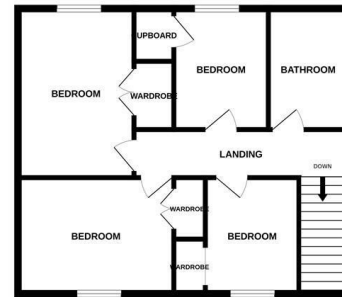
Gilson Bailey are thrilled to present this beautifully extended and incredibly versatile 5/6 bedroom detached family home, complete with a superb self-contained annexe, nestled in a peaceful and rarely available cul-de-sac in the ever-popular suburb of Sprowston. Immaculately presented throughout, this stunning property offers generous and flexible living space ideal for modern family life. Step inside to discover a welcoming entrance porch and hallway, a spacious lounge perfect for relaxing evenings, a sleek and stylish modern kitchen, a useful utility room, convenient WC, and a dining room currently used as a sixth bedroom. The fabulous annexe boasts its own bedroom and en-suite—ideal for guests, extended family, or even home working. Upstairs features four well-proportioned bedrooms and a beautifully appointed family bathroom. Outside, the property continues to impress with a large driveway offering ample off-road parking, a garage with power and lighting, and a private, well-maintained rear garden—perfect for outdoor entertaining and family gatherings. With gas central heating, double glazing, and a truly turnkey finish throughout, this exceptional home offers space, style, and location in equal measure. Early viewing is essential to fully appreciate all that's on 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

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 Porch

Door to:

Hallway

Doors to lounge, kitchen, WC and stairs to first floor.

Lounge 17'7" x 13'4"

Double glazed window, radiator.

Kitchen 13'11" x 7'10"

Fitted wall and base units with worktops over, sink and drainer, space for Range cooker, integrated dishwasher, double glazed window, radiator.

Dining Room 16'9" x 11'4"

Sliding patio doors, double glazed window, radiator.

Utility Room 11'8" x 8'7"

Fitted wall and base units with worktops over, space for fridge/freezer, washing machine and tumble dryer, double glazed window, radiator.

Annexe Bedroom 11'4" x 10'11"

Double glazed window, radiator.

En-Suite 7'7" x 2'10"

Walk-in shower, low level WC, hand wash basin, frosted double glazed window.

WC 5'3" x 4'1"

Low level WC, hand wash basin, frosted window.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 12'4" x 9'10"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 12'11" x 9'1"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 9'6" x 7'4"

Double glazed window, radiator, built in wardrobe.

Bedroom Four 9'10" x 7'1"

Double glazed window, radiator, built in wardrobe.

Bathroom 9'3" x 5'11"

Roll top bath, shower cubicle, low level WC, hand wash basin, mirror with sensor lighting, heated towel rail, frosted double glazed windows.

Outside Front

Driveway providing off road parking.

Garage 18'2" x 8'8"

Power and lighting.

Outside Rear

Patio area, artificial lawn, timber shed, enclosed by timber fencing.

Local Authority

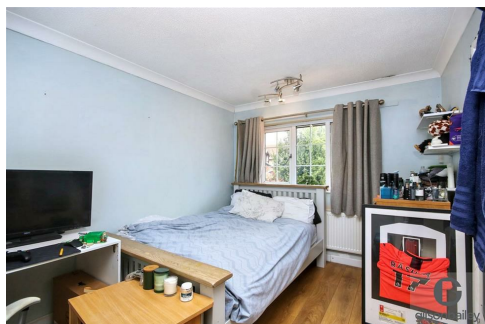
Broadland District Council, Tax Band D.

Tenure


Freehold

Utilities

Fibre to the cabinet broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	84
(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	

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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