



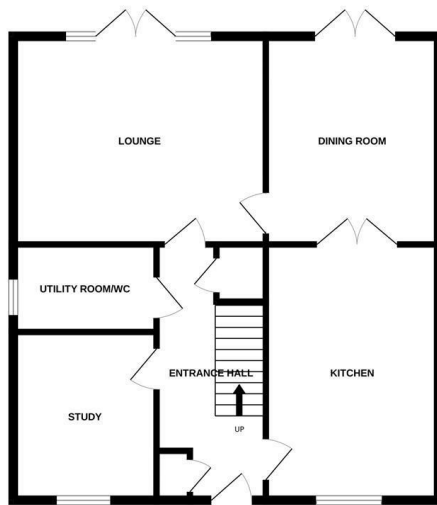
**5 Tern Drive | Sprowston | Norwich | NR7 8LR**

**£450,000**

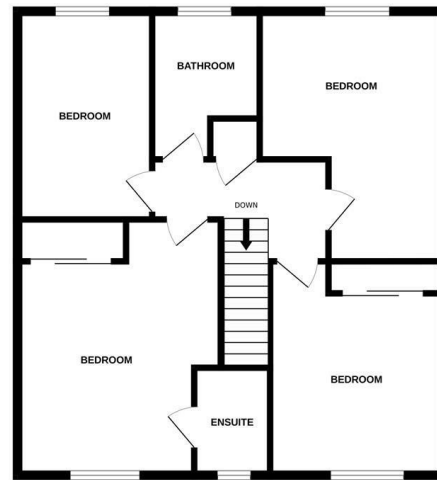
**\*\* WOW FACTOR FAMILY HOME WITH MULTIPLE UPGRADES OVERLOOKING THE GREEN \*\***  
 Gilson Bailey are delighted to present this substantial and beautifully upgraded four-bedroom detached family home, enviably positioned overlooking the green within a modern and highly sought-after Sprowston development. From the moment you step inside, the sense of space and quality is immediately apparent, with a welcoming entrance hall leading to a bright and spacious lounge, an elegant dining room, a stylishly upgraded kitchen perfect for family living and entertaining, a useful study for those working from home, and a practical utility/WC. Upstairs, the generous proportions continue with four well-appointed bedrooms, including a luxurious principal suite with a sleek en-suite shower room, and a modern family bathroom. Outside, the property impresses further with a large driveway providing off-road parking, a single garage currently being used as a gym, and a wonderful enclosed rear garden that has been landscaped for ease of maintenance while offering ample space for relaxation and entertaining. Finished to a high standard throughout and benefiting from gas central heating and double glazing, this exceptional home combines contemporary style with versatile family living in a location that offers excellent local amenities, schools, and transport links. A perfect forever home, ready to move into—early viewing is essential to appreciate all it 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

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, kitchen, study, utility/WC and stairs to first floor.

### Lounge 15'5" x 12'9"

Patio doors, radiator, stunning feature fireplace.

### Dining Room 12'9" x 10'7"

Patio doors, radiator.

### Kitchen 15'7" x 10'10"

Quality fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and dishwasher, double glazed window, radiator.

### Study 9'10" x 8'8"

Double glazed window, radiator.

### Utility/WC 8'9" x 5'5"

Fitted base units with worktops over, sink, low level WC, heated towel rail, space for washing machine and tumble dryer, frosted double glazed window.

### First Floor Landing

Doors to four bedrooms and bathroom.

### Bedroom One 16'2" x 11'10"

Double glazed window, radiator, built in wardrobe.

### En-Suite 6'7" x 4'10"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Bedroom Two 13'2" x 10'11"

Double glazed window, radiator, built in wardrobe.

### Bedroom Three 15'4" x 11'0"

Double glazed window, radiator.

### Bedroom Four 12'4" x 8'3"

Double glazed window, radiator.

### Bathroom 9'1" x 6'6"

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

## Outside Front

Small lawned garden, mature plants and shrubs, large driveway providing ample off road parking leading to a:

## Garage

With power and lighting.

## Outside Rear

Patio seating area, artificial lawn, mature plants and shrubs, enclosed by timber fencing with side gate access.

## Local Authority

Broadland District Council, Tax Band E.

## Tenure

Freehold

Service charge £99.60 per annum.

## Utilities

Full fibre broadband available.

Mains water, gas 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>85</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<br>2002/91/EC |  |

### Local Authority

Broadland District Council, Tax Band E

### 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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