



5 Greenwood Way | Sprowston | Norwich | NR7 9HW

£325,000

Gilson Bailey are delighted to offer this beautifully transformed home, where impeccable design and modern living combine to stunning effect. From the moment you enter, the sense of space and quality is undeniable. The heart of the home is a show-stopping open-plan kitchen and dining area, designed for both entertaining and everyday comfort. A striking central island with breakfast bar takes centre stage, surrounded by a stylish array of contrasting units, premium worktops, and open shelving. Integrated appliances include a gas hob, eye-level electric and multi-function ovens, a built-in fridge freezer, dishwasher, and a classic butler sink — all set against elegant herringbone-style flooring that flows seamlessly throughout.

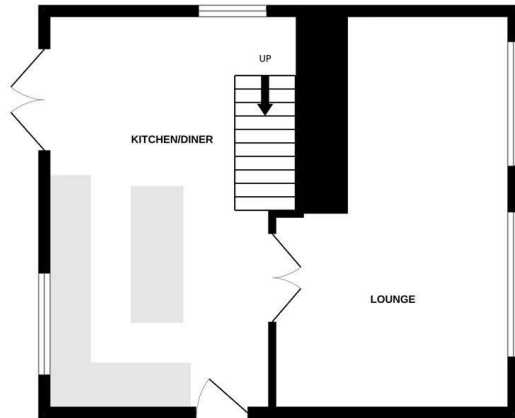
Double doors open dramatically into the front-facing sitting room, where two large uPVC windows fill the space with natural light. Feature panelling across two walls creates a chic media wall and adds a touch of luxury to this already impressive room.

Upstairs, two generous double bedrooms are beautifully finished in soft, neutral tones, each offering fitted wardrobes and clever storage solutions. The luxurious bathroom has been thoughtfully reimagined with a high-spec finish, featuring a digital rainfall shower over a deep bathtub, concealed cistern WC, and a sleek vanity unit with built-in storage. Contemporary aqua board splashbacks, designer tiling, a statement towel rail, and continued herringbone flooring elevate the space even further.

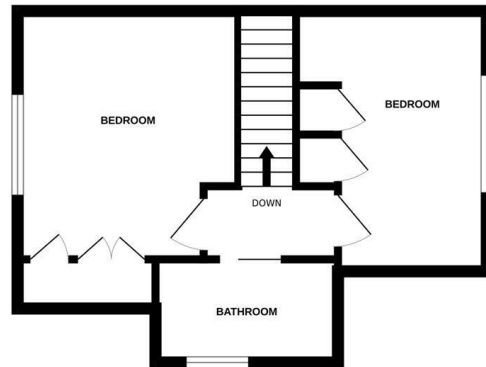
To the rear, the garden offers a true extension of the living space — an expansive, sun-soaked area perfect for relaxing or entertaining. A substantial timber deck with a pergola provides the ideal spot for al fresco dining, while raised flower beds and a generous lawn are enclosed within smart timber fencing. A shingled corner houses a handy storage shed, and the clad garage offers even more practicality with power, lighting, and side access.



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

Door to:

Kitchen/Diner 19'6" x 12'5"

Quality fitted wall and base units with with worktops over, butler sink with tap over, fitted hob and double oven, integrated fridge/freezer, washing machine, dishwasher and wine cooler, two double glazed windows, two radiators, patio doors.

Lounge 19'1" x 9'6"

Two double glazed windows, two radiators.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 11'7" x 11'4"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 12'8" x 9'1"

Double glazed window, radiator, built in wardrobes.

Bathroom 9'1" x 4'10"

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

Outside Front

Shingled garden and large driveway providing ample off road parking leading to a detached garage.

Outside Rear

Decking and pergola, lawned garden, raised flower beds, timber shed, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

Utilities

Full fibre 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		80
(55-68) D		
(39-54) E	54	
(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 C

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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