



5 Petrel Close | Sprowston | Norwich | NR7 8UP

£315,000

Gilson Bailey are thrilled to offer this absolutely stunning three-storey, 3/4 bedroom modern townhouse, perfectly tucked away in a peaceful cul-de-sac within the ever-popular suburb of Sprowston. Beautifully presented throughout and designed with contemporary living in mind, this superb home boasts a welcoming entrance hall, cloakroom, versatile bedroom four/study and an impressive 20ft open-plan kitchen/dining room ideal for entertaining. The first floor offers a bright and spacious lounge, an additional bedroom and stylish family bathroom, while the top floor features two further bedrooms including a fabulous principal suite complete with en-suite shower room. Outside, the property enjoys allocated parking and a private enclosed rear garden perfect for relaxing or summer gatherings. With gas central heating, UPVC double glazing and immaculate décor throughout, this exceptional home is ready to move straight into – early viewing is highly recommended to avoid disappointment.





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 two storage cupboards, WC, the kitchen/diner, a study and a staircase leading to the first floor.

Kitchen/Diner 19'10" x 15'3"

Stylish kitchen with tiled flooring provides ample storage space with several fitted wall and base units, fitted worktop, built in oven, hob, extractor fan, fridge freezer, dishwasher and washing machine and a radiator. This open plan room also offers a radiator, space for dining furniture, a double-glazed window door leading into the low maintenance rear garden.

Study/Bedroom 10'1" x 7'11"

Radiator and a double-glazed sash window to the front of the property.

WC

Laminate flooring, a low-level WC, wash basin, tiled splashback and a radiator.

First Floor Landing

Offering fitted carpet, access to the lounge, bedroom three, the family bathroom and stairs leading to the second floor.

Lounge 18'6" x 15'3"

Radiator and two double glazed sash windows offering views to the front of the property.

Bedroom Three 11'8" x 8'2"

Radiator and a double-glazed window to the rear of the property.

Bathroom

Comprising of a four-piece bathroom suite, this modern bathroom includes an enclosed shower, panelled bath, low level WC and a wash basin, laminate flooring, tiled splashback, a radiator and a double-glazed window to the rear of the property.

Second Floor Landing

Two storage cupboards, doors to bedrooms one and two.

Bedroom One 15'3" x 11'8"

Two radiators, a built-in wardrobe, two double glazed sash windows offering views to the front of the property and access to the ensuite.

En-Suite

Three-piece bathroom suite with enclosed shower, low level WC and a wash basin, laminate flooring and a tiled splashback.

Bedroom Two 15'3" x 10'2"

Two radiators, a built-in wardrobe and two double glazed windows offering views to the rear of the property.

Outside

The front of the property offers a front garden with a path leading to the front door. The rear of the property benefits from a low maintenance rear garden ready to be laid to turf and a garden path leading to the end of the garden providing a patio area. In addition, the property also has two allocated off road parking spaces.

Local Authority

Broadland District Council, Tax Band D

Tenure

Freehold

Utilities

Fibre to the property.
Mains gas, water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	86	
(69-80) C		
(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	

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Tenure

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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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