



19 Church Green | Sprowston | Norwich | NR7 8BA

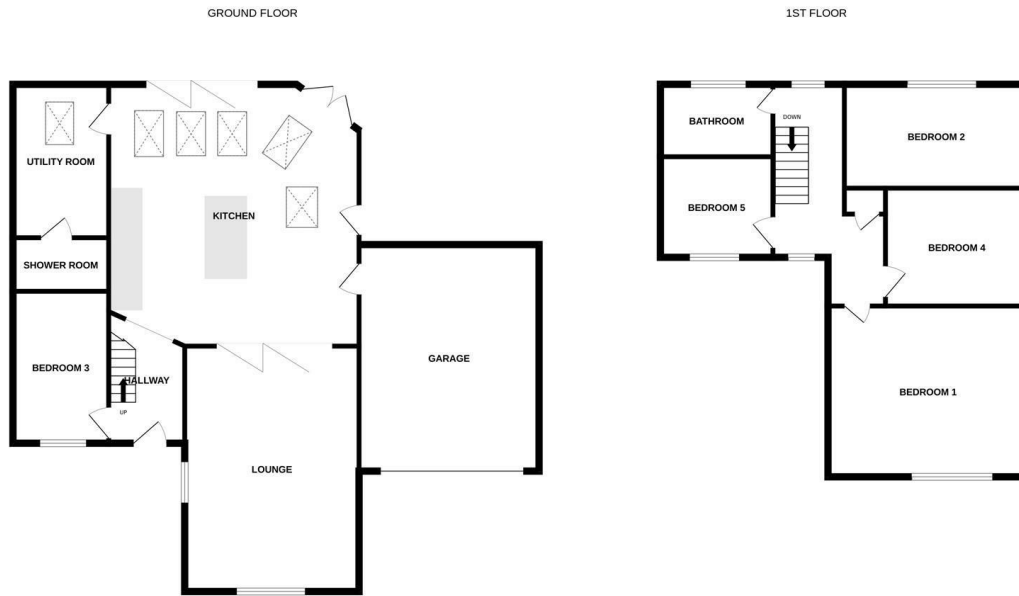
Offers In Excess Of £495,000

**** Beautifully renovated five-bedroom detached family home **** situated in the highly sought-after suburb of Sprowston. A standout feature of this exceptional property is the private access via large, secure electric gates off Church Lane, providing unparalleled privacy, convenience, and an added touch of exclusivity.

Finished to an exceptional standard throughout, this property offers spacious and versatile accommodation ideal for modern family living. The ground floor comprises a welcoming entrance hall, a stunning open-plan kitchen/dining room perfect for entertaining, a spacious lounge, a practical utility room, a modern shower room/cloakroom, and a versatile ground-floor bedroom that could also serve as a home office or guest room. Upstairs, the first-floor landing leads to four generously sized bedrooms and a contemporary family bathroom with high-quality finishes.

Externally, the property benefits from a large brick-weave driveway providing ample off-road parking, a unique drive-through garage with access directly into the enclosed rear garden, and an additional shared driveway off Church Green. The enclosed rear garden is a private, secure space ideal for relaxing, entertaining, or family activities. The property further benefits from UPVC double-glazed windows, gas central heating, and proximity to local amenities, highly regarded schools, public transport links, Norwich city centre, and the NDR. This superb home blends modern luxury with practicality and is not to be missed. Schedule your viewing today!





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 too:

Entrance Hall

Door to front, radiator, full-height obscured window to front and stairs lead to the first floor landing, glass balustrade, tiled flooring.

Kitchen/Dining Room 22'3" x 19'8"

With matching white base, wall and drawer units, island with sink unit and rinsers tap. Built-in Bosch appliances include; dishwasher, electric hob and extractor hood over. Built-in eye-level double oven, TV point, plug sockets and USB points. Spotlights and Velux windows, sliding doors accessing the rear of the property. Single door to rear, tiled flooring with underfloor heating and vertical radiator, door to garage and door to utility room.

Lounge 20'4" x 16'0"

With uPVC double glazed front and side windows, laminate flooring, TV points, bifold doors leading to the kitchen/dining room.

Utility Room 12'2" x 8'4"

Matching base, wall and drawer units, plumbing for washing machine and dryer, sink/drainers with rinsers tap, Velux window to rear.

Shower Room/Cloakroom

With white suite with WC and wash hand basin with black contemporary tap, shower cubicle with matching contemporary waterfall shower head, black towel radiator and grey-tiling to walls.

Bedroom Three 12'5" x 8'2"

uPVC double glazed front window and radiator.

First Floor Landing

With windows to the rear and front, airing cupboard, radiator and glass balustrade to stairs.

Bedroom Four 8'3" x 9'8"

uPVC double glazed side window and radiator.

Bedroom One 13'5" x 13'4"

uPVC double glazed front and side windows, radiator.

Bedroom Two 13'11" x 8'5"

uPVC double glazed rear window and radiator.

Family Bathroom

The bathroom will be fitted with a white suite comprising; wash hand basin, WC, bath with shower over, automatic lighting, towel radiator with uPVC double glazed rear window.

Bedroom Five 8'3" x 7'0"

uPVC double glazed front window and radiator.

Front

To the front of the property there is access to the property from a shared driveway off of Church Green or from a large electric gate that leads onto Church Lane

Rear

There is large brickweave driveway and a drive through garage which leads to the rear. The garage has an electric roller door, power, boiler room with combi-gas boiler and matching cupboard units with work surfaces and door to rear garden.

Local Authorities

Broadland district council, Tax band D

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.

Tenure

Freehold

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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 |  |

Local Authority

Broadland District Council,

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.