



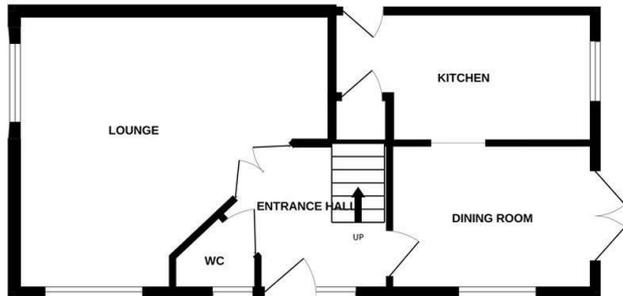
4 St. Marys Grove | | Norwich | NR7 8DJ

£350,000

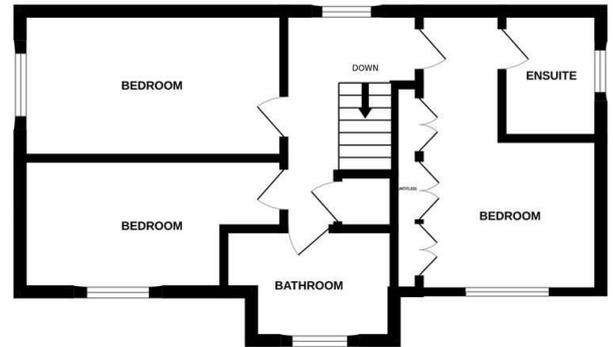
****VENDOR FOUND**** Gilson Bailey are delighted to present this well-presented three-bedroom detached family home, ideally located in the highly sought-after suburb of Sprowston. Offering bright and spacious accommodation throughout, the ground floor comprises an entrance hall, a comfortable lounge, separate dining room, fitted kitchen and a convenient WC. Upstairs, three bedrooms and a family bathroom are accessed off the landing, with the principal bedroom further benefiting from its own en-suite shower room. Externally, the property boasts a large driveway to the front and side providing ample off-road parking, a garage and a generous enclosed rear garden – perfect for families and outdoor entertaining. With double glazing, gas central heating and presented in good condition throughout, this fantastic home is ready to move straight into and early viewing is highly recommended.



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, dining room, WC and stairs to first floor.

Lounge 17'0" x 15'5"

Two double glazed windows, radiator.

Dining Room 11'3" x 7'9"

Double glazed window, patio doors, radiator.

Kitchen 14'8" x 7'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and dishwasher, double glazed window, radiator.

WC

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 15'5" x 11'6"

Double glazed window, radiator, built in wardrobes.

En-Suite 6'4" x 5'7"

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

Bedroom Two 14'3" x 8'6"

Double glazed window, radiator.

Bedroom Three 14'3" x 6'7"

Double glazed window, radiator.

Bathroom 8'11" x 6'3"

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

Outside Front

Large driveway to the front and side providing off road parking leading to a single garage.

Outside Rear

Artificial lawn with large seating area, enclosed by fencing and walling with side gate access.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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