



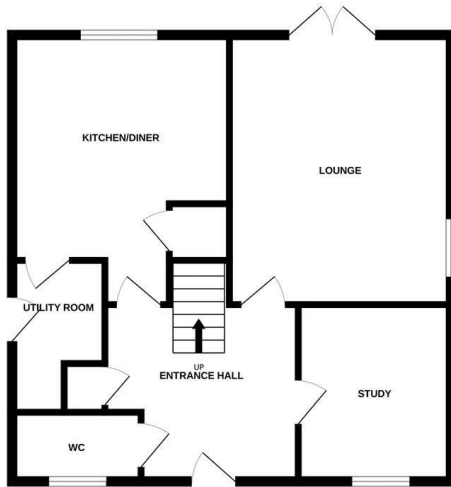
87 Avocet Rise | Sprowston | Norwich | NR7 8EU

Offers In Excess Of £415,000

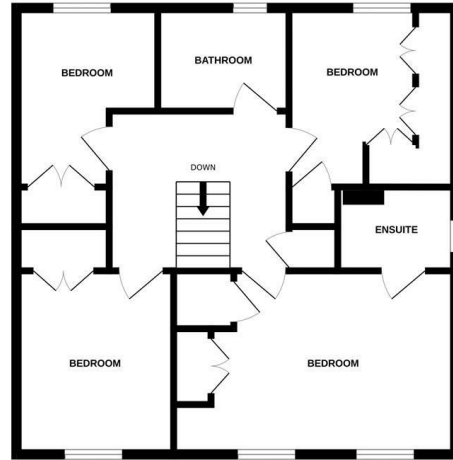
****STUNNING DETACHED FAMILY HOME TUCKED AWAY IN A PEACEFUL SPOT**** Gilson Bailey are delighted to present this beautiful, modern four-bedroom detached family home, perfectly tucked away in a quiet cul-de-sac within the highly sought-after suburb of Sprowston, offering an exceptional blend of space, style, and privacy. Immaculately presented throughout, the property boasts a spacious entrance hall leading to a generous lounge, a contemporary kitchen/dining room with adjoining utility room, a separate study/dining room ideal for entertaining, and a convenient ground floor WC. Upstairs, there are four well-proportioned bedrooms, including a superb principal bedroom with en-suite, alongside a stylish family bathroom off landing. Externally, the home enjoys a driveway providing ample off-road parking leading to a single garage, as well as a generous, beautifully maintained rear garden that backs onto school playing fields. With double glazing, gas central heating, and a superb finish throughout, this outstanding home offers the ideal setting for modern family living, and early viewing is highly recommended to fully appreciate all it has to offer. The vendor has found!!



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, dining room, WC and stairs to first floor.

Lounge 15'4" x 12'8"

Patio doors, double glazed window, two radiators.

Kitchen 15'6" x 12'4"

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

Utility Room 8'8" x 5'4"

Fitted base units with worktops over, sink and drainer, space for washing machine, radiator, door to side.

Study 10'0" x 8'9"

Double glazed window, radiator.

WC

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

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 16'4" x 10'4"

Two double glazed windows, radiator, built in wardrobes.

En-Suite 6'8" x 4'9"

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

Bedroom Two 10'9" x 8'11"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 9'8" x 7'7"

Double glazed window, radiator, built in wardrobe.

Bedroom Four 9'10" x 8'1"

Double glazed window, radiator, built in wardrobe.

Bathroom 7'6" x 6'2"

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

Outside Front

Lawned garden surrounded by low hedging and a driveway providing off road parking leading to a single garage.

Outside Rear

Patio area, lawned garden, mature plants and shrubs, enclosed by timber fencing with side gate access.

Local Authority

Broadland District Council, Tax Band D.

Tenure

Freehold

Service charge £100 per annum.

Utilities

Fibre to the property.


Mains gas, water and electric.

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		93
(81-91) B	83	
(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, 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.