



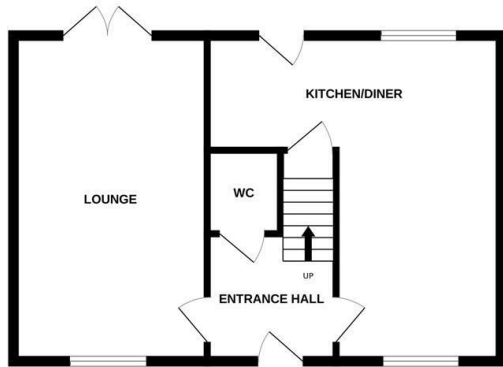
3 Sandpiper Way | Sprowston | Norwich | NR7 8UQ

Offers In Excess Of £390,000

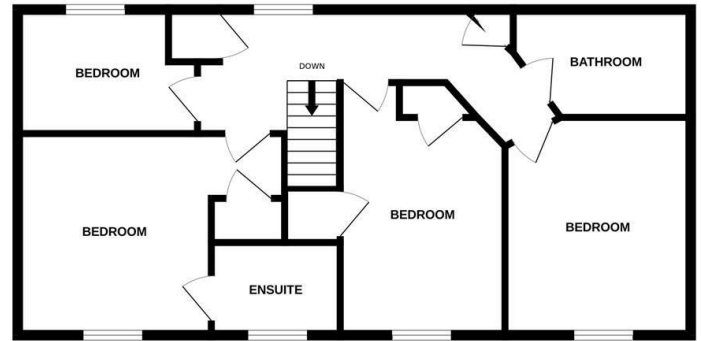
****LARGE DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this substantial and modern, four bedroom detached family home, attractively positioned within the sought-after suburb of Sprowston and offered with the welcome advantage of no onward chain. Providing generous and well-balanced accommodation, the ground floor comprises a welcoming entrance hall, comfortable lounge, impressive kitchen/diner offering plenty of space for family meals and entertaining, and a convenient WC. Upstairs, there are four well-proportioned bedrooms and a family bathroom off landing, with bedroom one enjoying the added benefit of its own en-suite shower room. Outside, the property features a driveway providing off-road parking and leading to a single garage, while to the rear is a large garden, offering excellent space for children, entertaining, gardening or simply relaxing outdoors. Further benefits include double glazing and gas heating. Combining four bedrooms, excellent living space, a generous garden, garage and desirable Sprowston setting, this chain-free property offers everything needed for comfortable modern family living, so be quick to book a viewing.



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/diner, WC and stairs to first floor.

Lounge 18'2" x 10'9"

Kitchen/Diner 18'3" x 16'4"

WC 4'7" x 4'1"

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 14'11" x 11'3"

En-Suite 7'2" x 5'2"

Bedroom Two 11'2" x 9'10"

Bedroom Three 10'4" x 10'2"

Bedroom Four 10'0" x 6'10"

Bathroom 9'10" x 6'0"

Outside Front

Shingled driveway providing off road parking leading to a single garage.

Outside Rear

Patio area, lawned garden, mature plants and shrubs, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band D.

Tenure

Freehold

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.

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