







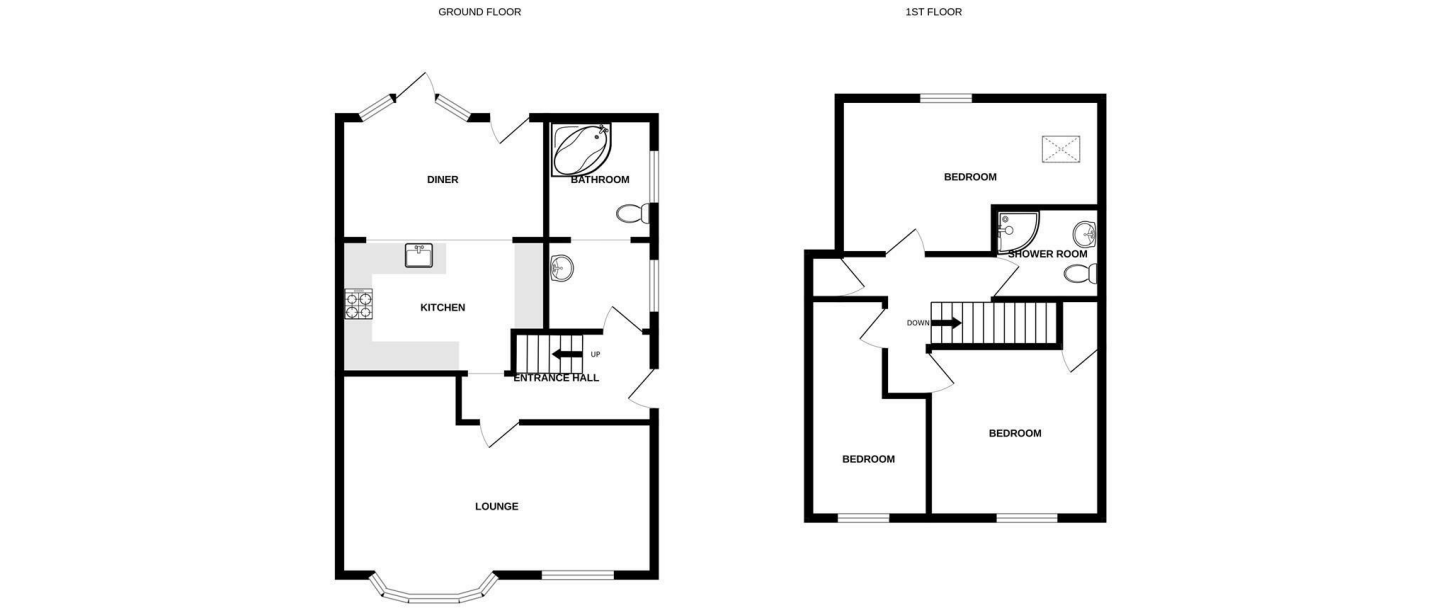
20 Gage Road | Sprowston | Norwich | NR7 8BN

Guide Price £325,000

GUIDE PRICE £325,000 - £350,000 EXTENDED AND MODERNISED SEMI DETACHED HOUSE
Gilson Bailey are delighted to offer this stunning, extended and beautifully presented, three bedroom semi-detached house, ideally positioned within the highly sought-after suburb of Sprowston and offered in excellent condition throughout. Providing spacious and well-balanced accommodation, this attractive home is perfectly suited to modern family living and offers an excellent opportunity for buyers looking for a property ready to move straight into and enjoy. The ground floor comprises a welcoming entrance hall, generous and inviting lounge, providing a fantastic space for relaxing and entertaining, alongside a spacious kitchen/diner, ideal for family meals and everyday living, and a convenient ground floor bathroom. Upstairs, there are three well-proportioned bedrooms and a modern fitted shower room off landing, with the entire first floor having been recently redecorated and benefiting from newly fitted carpets, creating a fresh and welcoming feel throughout. Outside, the property benefits from a driveway providing off-road parking and leading to a garage, while to the rear is a lovely, beautifully maintained garden, offering an attractive setting for entertaining, gardening or simply relaxing and enjoying the warmer months. Further benefits include double glazing and gas heating. Combining extended living space, excellent presentation, three bedrooms, two bath/shower rooms, recent upstairs improvements, private parking and a garage in a desirable Sprowston location, this impressive property would make a fantastic family home, so be quick to book a viewing.

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Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk



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, bathroom and stairs to first floor.

Lounge 20'0" x 12'9"
Two double glazed windows, radiator.

Kitchen/Diner 17'6" x 13'3"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, integrated dishwasher, doors to rear, two double glazed windows, radiator.

Bathroom 12'5" x 6'1"
Corner bath with shower over, low level WC, hand wash basin, radiator, two frosted double glazed windows.

First Floor Landing
Doors to three bedrooms and shower room.

Bedroom One 10'11" x 10'9"
Double glazed window, radiator, cupboard.

Bedroom Two 15'3" x 9'2"
Double glazed window, velux window, radiator.

Bedroom Three 13'10" x 8'7"
Double glazed window, radiator.

Shower Room 6'1" x 5'10"
Shower cubicle, low level WC, hand wash basin, heated towel rail, velux window.

Outside Front
Driveway providing off road parking leading to a single garage.

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

Local Authority
Broadland District Council, Tax Band C.

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.

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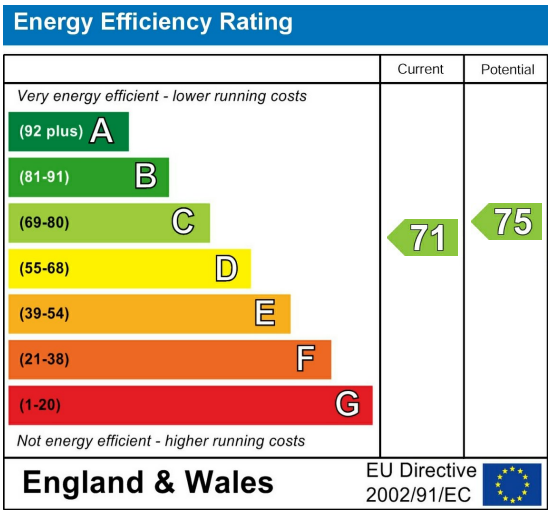












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Broadland District Council, Tax Band C

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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.