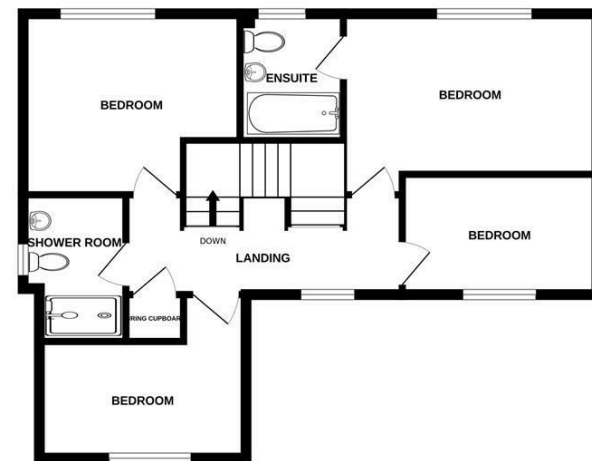
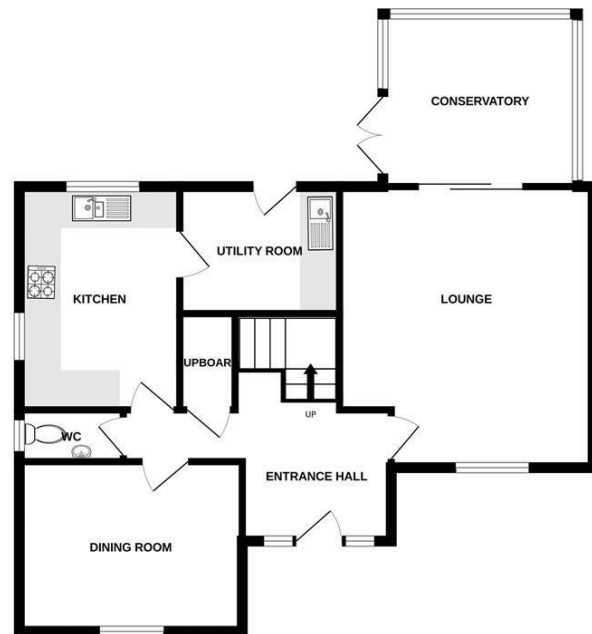


GROUND FLOOR

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**71 St Marys Grove | | Sprowston | NR7 8DJ**

**Guide Price £425,000**

**\*\*GUIDE PRICE £425,000 - £450,000 DETACHED FAMILY HOME TUCKED AWAY IN A PRIVATE POSITION\*\*** Gilson Bailey are delighted to offer this substantial and well-presented four-bedroom detached family home enjoying a quiet and enviable position within the highly sought-after suburb of Sprowston. The spacious and versatile accommodation includes an inviting entrance hall, generous lounge, separate dining room, well-appointed kitchen, utility room, conservatory and ground floor WC. Upstairs, four bedrooms are accessed off the landing, with the principal bedroom benefiting from an en-suite bathroom, alongside a modern family shower room. Externally, a large driveway provides ample off-road parking and leads to a double garage, while the property is further enhanced by mature gardens to the rear and side, offering excellent privacy and outdoor space for the whole family. Benefiting from double glazing and gas central heating, and presented in excellent condition throughout, this impressive home is perfectly suited to family living — early viewing is highly recommended.



#### 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

Staircase to first floor, understairs cupboard, doors to all rooms, power point, radiator.

#### Lounge 15'3" x 13'10"

Double glazed window to front aspect, power points, tv point, electric fireplace with surround, two radiators.

#### Dining Room 11'1" x 9'1"

Double glazed window to front aspect, power points, radiator.

#### Kitchen 11'1" x 10'0"

Double glazed window to side and rear aspects, range of fitted wall and base units with worktops over, sink and drainer, electric oven with extractor hood over, electric oven and grill, space for fridge, power points, radiator, water softener. Door to:

#### Utility Room 6'11" x 6'7"

Part-glazed door to rear aspect, range of wall and base units with worktops over, single stainless steel sink and drainer with taps over, tiled splashbacks, power points, spaces for washing machine and freezer, wall mounted Vaillant gas boiler serving domestic hot water and central heating system

#### WC

Double glazed window to side aspect, two piece suite comprising low level wc and hand wash basin, tiled splashbacks, radiator, half tiled.

#### First Floor Landing

Double glazed window to front aspect, door to all rooms, power points, radiator.

#### Bedroom One 13'10" x 8'9"

Double glazed window to rear aspect, power points, built-in wardrobes, radiator. Door to:

#### En-Suite

Double glazed window to rear aspect, three piece suite comprising low level wc, pedestal hand wash basin and panelled bath with mixer shower over, tiled splashbacks, extractor fan, shaver socket, radiator, fully tiled.



#### Bedroom Two 10'0" x 10'0"

Double glazed window to rear aspect, power points, TV point, radiator.

#### Bedroom Three 11'1" x 9'3"

Double glazed window to front aspect, power points, radiator.

#### Bedroom Four 10'11" x 6'3"

Double glazed window to front aspect, power points, radiator.

#### Shower Room

Double glazed window to side aspect, three piece suite comprising low level wc, hand wash basin and shower cubicle, extractor fan, shaver socket, tiled splashbacks, towel radiator, fully tiled.

#### Outside Front

Shrub and flower borders with lawned area, timber side gate leading to side and rear gardens. Brick weave driveway providing ample off road parking.

#### Outside Rear

Patio extending to lawn with shrub and flower borders, outside courtesy light and water point, shed, greenhouse, all enclosed by fencing and hedging.

#### Local Authority

Broadland District Council, Tax Band D.

#### Tenure

Freehold

#### Utilities

Fibre to the property.  
Mains gas, water and electric.

