



38 Grouse Close | Sprowston | Norwich | NR7 8US

Price Guide £335,000

****GUIDE PRICE: £335,000 - £350,000** VENDORS HAVE FOUND!! RARELY AVAILABLE QUIET POSITION OVERLOOKING THE WOODLAND**** Gilson Bailey are delighted to present this stunning 3/4 bedroom, three-storey modern townhouse, beautifully tucked away in an enviable and peaceful position overlooking woodland in the highly sought-after suburb of Sprowston. Offering stylish and versatile accommodation arranged over three floors, the property features a welcoming entrance hall leading to a contemporary open-plan kitchen/diner ideal for modern living, along with a study that could also serve as a fourth bedroom and a convenient ground floor WC. The first floor boasts a bright and spacious lounge enjoying elevated views, a further bedroom and a family bathroom, while the second floor provides two additional bedrooms including an impressive principal suite complete with an en-suite shower room. Externally, the property enjoys a wonderful outlook across the woodland, along with a driveway and garage providing off-road parking, and to the rear a private enclosed lawned garden with patio area perfect for relaxing or entertaining. Presented in excellent condition throughout and benefiting from double glazing and gas central heating, this superb home offers the perfect blend of space, style and location, making it an outstanding opportunity for families seeking a peaceful yet well-connected place to live.





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 kitchen/diner, study/bedroom, WC and stairs to first floor.

Kitchen/Diner 19'10" x 15'5"

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

Study/Bedroom 10'6" x 8'1"

Double glazed window, radiator.

WC 6'3" x 3'0"

Low level WC, hand wash basin, radiator.

First Floor Landing

Doors to lounge, bedroom, bathroom and stairs to second floor.

Lounge 18'7" x 15'5"

Two double glazed windows, two radiators.

Bedroom Three 11'9" x 8'2"

Double glazed window, radiator.

Bathroom 8'6" x 6'11"

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

Second Floor Landing

Doors to two bedrooms.

Bedroom One 15'5" x 11'8"

Two double glazed windows, radiator, built in wardrobes.

En-Suite 8'1" x 5'10"

Shower cubicle, low level WC, hand wash basin, radiator.

Bedroom Two 15'6" x 10'2"

Two double glazed windows, radiator, built in wardrobes.

Outside Front

Driveway providing off road parking leading to a single garage.

Outside Rear

Patio area leading to lawned garden, enclosed by timber fencing with rear 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		95
(81-91) B	86	
(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.