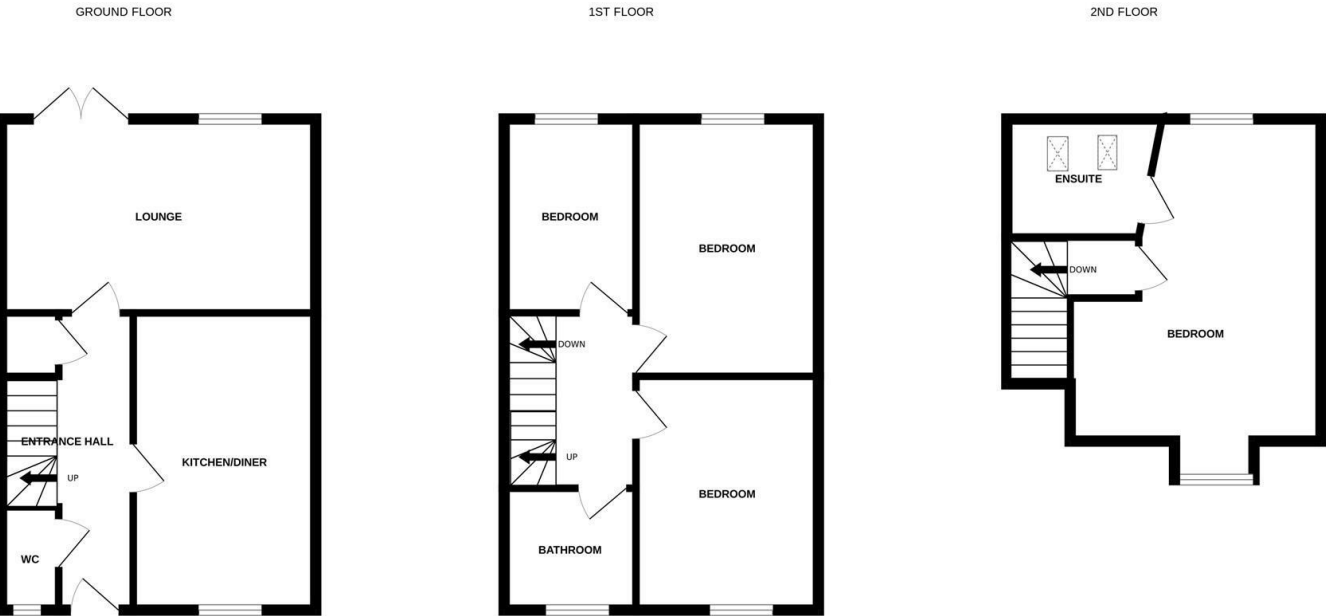




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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2 Greylag Close | Sprowston | Norwich | NR7 8FQ

£325,000

****OVER LOOKING THE WOODLAND**** Gilson Bailey are delighted to offer this stunning modern four-bedroom, three-storey semi-detached townhouse, enjoying an enviable position overlooking woodland on a popular contemporary development in the highly sought-after suburb of Sprowston. Beautifully presented throughout, this impressive family home offers spacious and versatile accommodation arranged over three floors, comprising a welcoming entrance hall, a comfortable lounge, a stylish kitchen/diner perfect for modern family life and entertaining, and a convenient ground floor WC. The first floor provides three well-proportioned bedrooms and a family bathroom, while the entire second floor is dedicated to an impressive principal bedroom, complete with a private en-suite shower room. Outside, the property continues to impress with a generous enclosed rear garden, ideal for relaxing and entertaining, together with a driveway providing ample off-road parking leading to a garage. Further benefits include double glazing, gas central heating and excellent condition throughout, allowing any new owner to move straight in and enjoy. Combining contemporary living, flexible accommodation and a peaceful woodland outlook in a highly desirable location, this superb townhouse makes an exceptional family home. Early viewing is highly recommended to fully appreciate everything this outstanding property has to offer.

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.

<https://www.gilsonbailey.co.uk>
01603764444

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	

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 16'4" x 10'2"

Patio doors, double glazed window, radiator.

Kitchen/Diner 15'5" x 9'6"

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

WC

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

First Floor Landing

Doors to three bedrooms, bathroom and stairs to second floor.

Bedroom Two 13'5" x 9'6"

Double glazed window, radiator.

Bedroom Three 12'1" x 9'6"

Double glazed window, radiator.

Bedroom Four 10'2" x 6'6"

Double glazed window, radiator.

Bathroom

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

Second Floor Landing

Door to:

Bedroom One 16'8" x 13'1"

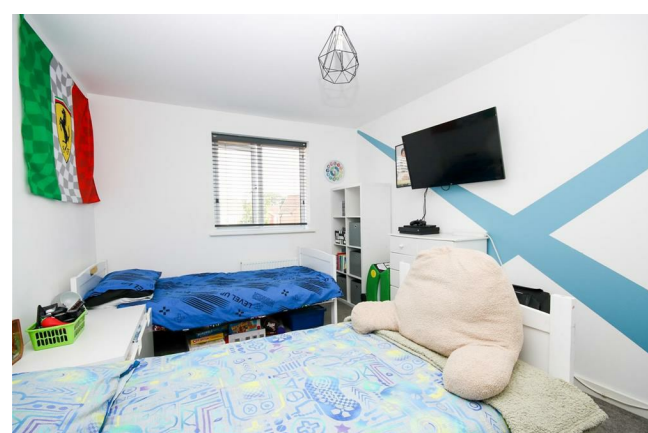
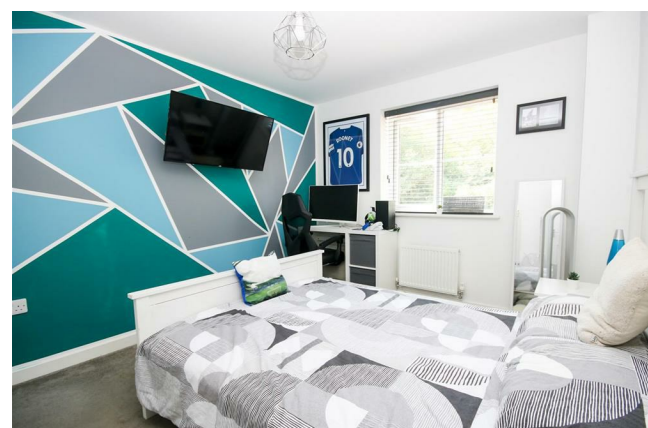
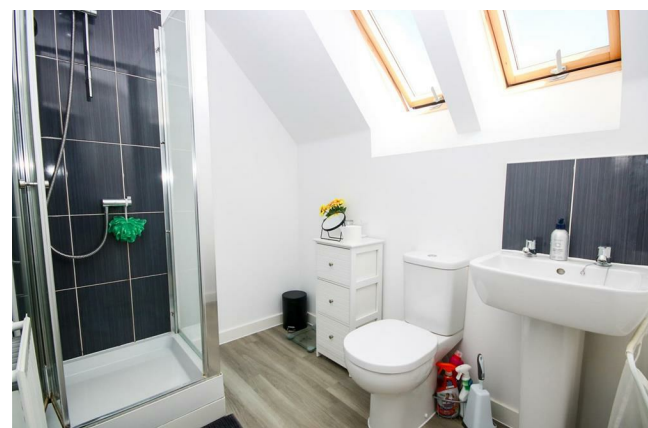
Two double glazed windows, radiator.

En-Suite

Shower cubicle, low level WC, hand wash basin, radiator, two velux windows.

Outside

Paved and lawned tiered garden, enclosed by fencing with rear gate access to driveway and garage.



Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

Service Charge £90 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.

