



**5 Cranes Croft Road | | Norwich | NR7 8UD**

**Guide Price £255,000**

**\*\*GUIDE PRICE £255,000 - £265,000 EXCELLENT FIRST TIME PURCHASE\*\***

Gilson Bailey are delighted to offer this stunning, modern two-bedroom end-terrace home, perfectly positioned in the highly sought-after suburb of Sprowston. Beautifully presented throughout, this impressive property offers bright and stylish accommodation comprising an entrance hall, spacious lounge, contemporary kitchen/diner and convenient ground floor WC. Upstairs, there are two well-proportioned bedrooms and a family bathroom off landing, with bedroom one enjoying the luxury of its own en-suite shower room. Outside, the enclosed rear garden provides a private space to relax and entertain, while the insulated timber outbuilding with power and lighting offers fantastic versatility as a home office, gym or studio. The property also benefits from rear access to an off-road parking space, double glazing and gas central heating. In excellent condition throughout and ready to move straight into, this fantastic home would make an ideal first-time purchase — early viewing is highly recommended.





While 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 misstatement. The 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 operation or efficiency can be given.  
Made with Metaplan G526

## 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, WC and stairs to first floor.

### Lounge 14'4" x 10'10"

Double glazed window, underfloor heating, cupboard.

### Kitchen/Diner 14'0" x 8'3"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, space for washing machine, patio doors, double glazed window, underfloor heating.

### WC

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

### First Floor Landing

Doors to two bedrooms and bathroom.

### Bedroom One 10'11" x 10'4"

Double glazed window, radiator, built in wardrobe.

### En-Suite 6'7" x 4'0"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Bedroom Two 8'9" x 7'7"

Double glazed window, radiator, built in wardrobe.

### Bathroom 6'5" x 5'7"

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

## Outside

Patio area, lawned garden, timber outbuilding with power and lighting, enclosed by timber fencing with rear gate access to off road parking space.

## Local Authority

Broadland District Council, Tax Band C.

## Tenure

Freehold

## Utilities

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





#### 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<br>2002/91/EC |  |

#### Local Authority

Broadland District Council, Tax Band C

#### Tenure

Freehold