



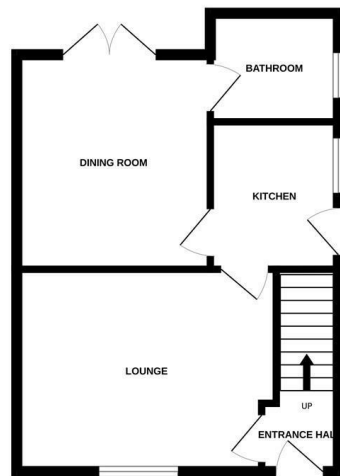
3 Cromwell Road | Sprowston | Norwich | NR7 8XH

Guide Price £250,000

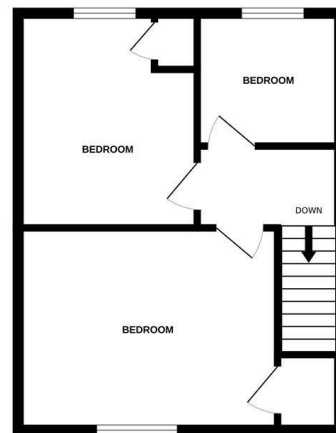
****GUIDE PRICE £250,000 - £260,000 OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this three bedroom semi-detached house, ideally situated in the sought-after suburb of Sprowston and offered with the significant advantage of no onward chain. Offering well-proportioned accommodation and fantastic outside space, the property provides an excellent opportunity for first-time buyers and growing families alike. The ground floor comprises a welcoming entrance hall, comfortable lounge, separate dining room, kitchen and bathroom, while upstairs there are three good-sized bedrooms off landing. Outside, the property really comes into its own with a driveway providing off-road parking and leading to a garage, while to the rear is a large and mature garden, providing plenty of space for children, entertaining, gardening or simply relaxing during the warmer months. Further benefits include double glazing and gas heating. Combining generous accommodation, an impressive rear garden, driveway and garage with a popular Sprowston location and chain-free sale, this property would make a fantastic first-time purchase or family home, so be quick to book a viewing.



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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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

Door to lounge and stairs to first floor.

Lounge 13'6" x 10'9"

Dining Room 11'5" x 10'4"

Kitchen 7'10" x 6'10"

Bathroom 11'5" x 10'4"

First Floor Landing

Doors to three bedrooms.

Bedroom One 13'6" x 10'9"

Bedroom Two 11'5" x 9'6"

Bedroom Three 8'1" x 6'11"

Outside Front

Shingled garden with mature plants and shrubs and a driveway providing off road parking leading to a garage.

Outside Rear

Patio seating area, large lawned gardens, mature plants, shrubs and trees, enclosed by timber fencing.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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 C

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.

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