



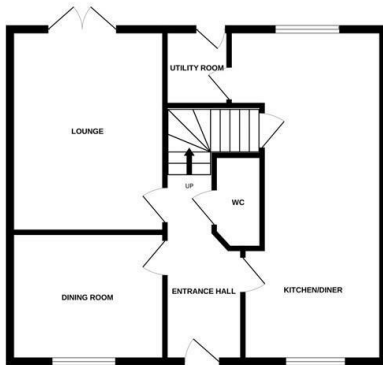
7 Greylag Close | Sprowston | Norwich | NR7 8FQ

Guide Price £425,000

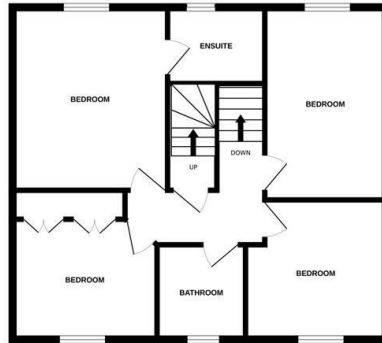
**** GUIDE PRICE £425,000 - £450,000 - STUNNING FAMILY HOME OVER LOOKING THE WOODLAND**** Gilson Bailey are delighted to offer this **INCREDIBLY SPACIOUS, MODERN, FIVE BEDROOM, THREE STOREY, DETACHED HOUSE** tucked away on a modern estate in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge, dining room, kitchen/diner, utility room and WC to the ground floor. On the first floor there are four bedrooms and a bathroom off landing with bedroom two having an en-suite shower room. To the second floor you will find the large main bedroom also benefitting from an en-suite and built in wardrobes. Outside to the front there are views towards the green and woodland and to the rear there is an enclosed rear garden and a **DOUBLE GARAGE** with **TWO PARKING SPACES IN FRONT**. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property makes the perfect family home so be quick to book a viewing.



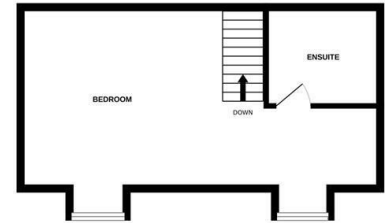
GROUND FLOOR



1ST FLOOR



2ND 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

Doors to lounge, dining room, kitchen/diner, WC and stairs to first floor.

Lounge 14'9" x 10'10"

Patio doors, radiator.

Dining Room 10'11" x 9'4"

Double glazed window with shutter blinds, radiator.

Kitchen/Diner 24'5" x 11'4"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, two double glazed windows, two radiators.

Utility Room 5'6" x 5'1"

Space for washing machine and freezer, door to rear.

WC

Low level WC, hand wash basin, radiator.

First Floor Landing

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

Bedroom Two 13'1" x 11'1"

Double glazed window, radiator.

En-Suite 6'11" x 5'2"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Three 14'0" x 8'8"

Double glazed window, radiator.

Bedroom Four 10'3" x 9'1"

Double glazed window, radiator, built in wardrobes.

Bedroom Five 10'1" x 9'8"

Double glazed window, radiator.

Bathroom 7'0" x 6'10"

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

Second Floor Landing

Open access to:

Bedroom One 25'5" x 15'3"

Two double glazed windows, two radiators, built in wardrobes.

En-Suite 8'8" x 7'5"

Shower cubicle, panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Small lawned garden with green and woodland views.

Outside Rear

Patio seating area leading to lawned garden, greenhouse, timber shed, enclosed by timber fencing with side gate access to double garage and two off road parking spaces.

Local Authority

Broadland District Council, Tax Band E.

Tenure

Freehold


Maintenance charge - £47/6 months

Utilities

Ultrafast full fibre broadband available.

Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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 E

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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