



14 Moorhen Close | Sprowston | Norwich | NR7 8FS

Offers In Excess Of £325,000

****A Stunning three-bedroom detached family home with driveway, garage and enclosed rear garden.****

This attractive home welcomes you via a bright entrance hall with a convenient ground floor cloakroom. The generous dual-aspect lounge is flooded with natural light and features French doors opening onto the rear garden, creating a wonderful space for both relaxing and entertaining.

The stylish kitchen/diner is thoughtfully designed with a range of modern wall and base units, upgraded worktops, a built-in gas hob with double oven, breakfast bar and space for appliances, along with ample room for a family dining table – perfect for everyday living.

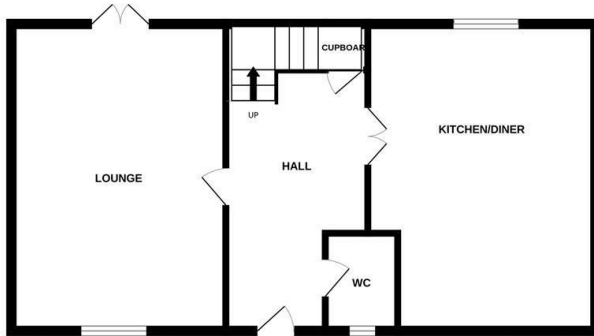
Upstairs, the property offers three well-proportioned bedrooms, including a spacious main bedroom with built-in wardrobes and an en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the home enjoys a low-maintenance front garden, a side driveway providing off-road parking leading to the garage, and a private rear garden laid mainly to lawn with patio and decking areas – ideal for outdoor dining and family enjoyment.

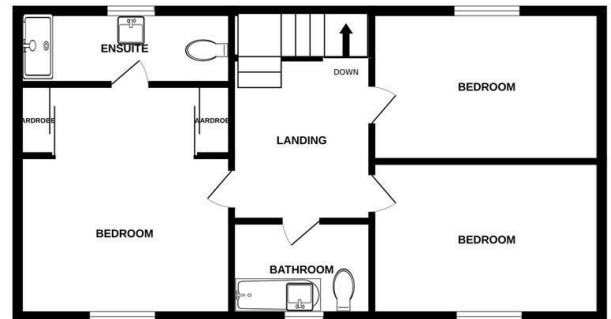
A fantastic opportunity for growing families, early viewing is highly recommended.



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

Door to:

Entrance Hall

Entering through a door to the front the hallway has tiled flooring, stairs to the first floor with a storage cupboard under, a radiator and doors leading to the lounge, W.C. and kitchen/diner.

WC 5'1" x 3'2"

low level w.c., hand wash basin and a radiator plus a double glazed window to the front aspect.

Lounge 17'5" x 9'8"

A bright and well presented room with fitted carpet, two radiators, Feature panelling, a double glazed window to the front and French doors to the rear leading to the garden.

Kitchen/Diner 17'5" x 9'8"

A stylish fitted kitchen with a range of wall and base units that include a sink and drainer, space for a dishwasher, built in gas hob with double oven under, space for a fridge-freezer, space for a washing machine, upgraded worktops, downlighting, a breakfast bar and additional space for a dining table plus double glazed windows to the front and rear.

First Floor Landing

Fitted carpet, a radiator, loft access and doors to the three bedrooms and bathroom.

Bedroom One 13'3" x 10'11"

A large double room with fitted carpet, a radiator, two built in wardrobes, a double glazed window to the front

Bedroom Two 10'4" x 9'8"

Fitted carpet, a radiator, plus double glazed windows to the side and rear.

Bedroom Three 9'8" x 6'11"

Fitted carpet, a radiator and a double glazed window to the rear.

Bathroom 6'7" x 5'6"

Includes a hand wash basin, a low level wc and a panelled bath with shower over, there is also tiled splashbacks and a double glazed window to the front.

Outside rear

To the rear is a garden laid mainly to lawn with an area of patio and decking, plus a side access door to the garage and wooden fencing around.

Outside front

The property is fronted by a low maintenance garden with a scattering of shrubs and to the side there is driveway and garage with off-road parking.

Utilities

Full fibre broadband available.
Mains water, gas and electric.

Tenure

Freehold - There is also a charge for the estate roads maintenance which is £70 per annum.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council

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.