







4 Cranes Croft Road I Sprowston I Norwich I NR7 8UD

Guide Price £325,000

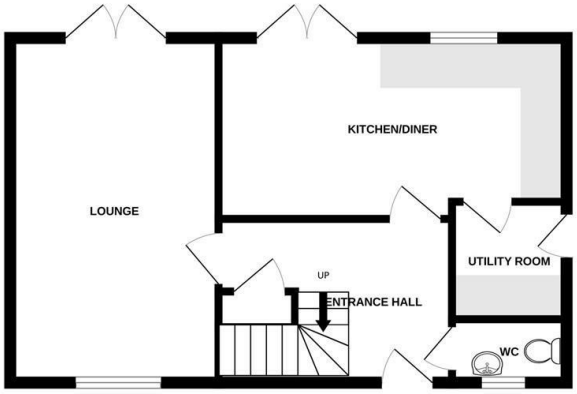
GUIDE PRICE: £325,000 - £350,000 **DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this smartly presented, three bedroom detached house, pleasantly tucked away in a secluded position within the sought-after suburb of Sprowston and offered with the welcome advantage of no onward chain. Providing generous and well-arranged accommodation perfectly suited to modern family life, the ground floor comprises a welcoming entrance hall, comfortable lounge, impressive and spacious kitchen/diner providing an excellent social hub for everyday dining and entertaining, useful utility room and WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom off landing, with bedroom one enjoying the added convenience of its own en-suite shower room. Outside, the property benefits from a driveway providing off-road parking and leading to a garage, while to the rear is a neatly arranged, low-maintenance garden, ideal for entertaining, relaxing and enjoying the warmer months without extensive upkeep. Further benefits include solar panels, double glazing and gas heating. Combining Three-bedroom accommodation, excellent parking, an easy-to-maintain garden and a tucked-away Sprowston setting, this chain-free property would make a fantastic family home, so be quick to book a viewing.

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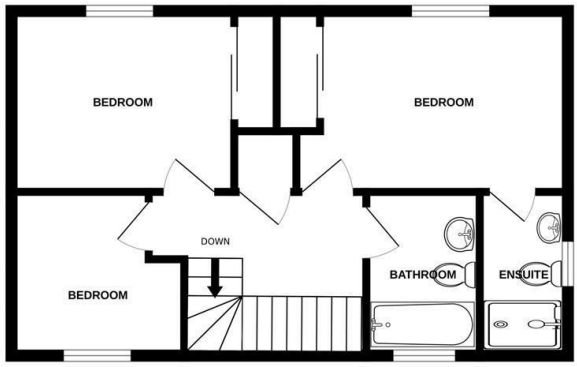
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Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

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

Lounge 16'11" x 10'2"
Double glazed window, patio doors.

Kitchen/Diner 17'1" x 8'10"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and dishwasher, double glazed window, patio doors.

Utility Room 5'7" x 4'11"
Fitted wall and base units with worktops over, space for washing machine and tumble dryer, door to side.

WC 5'8" x 3'2"
Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing
Doors to three bedrooms and bathroom.

Bedroom One 13'4" x 8'8"
Double glazed window, radiator, built in wardrobes.

En-Suite 7'11" x 4'4"
Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom Two 10'11" x 8'9"
Double glazed window, radiator, built in wardrobes.

Bedroom Three 8'6" x 7'11"
Double glazed window, radiator.

Bathroom 7'11" x 5'6"
Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Driveway providing off road parking leading to a garage.

Outside Rear
Paved and shingled garden, artificial lawn, mature plants and shrubs, enclosed by timber fencing with side gate access.

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.

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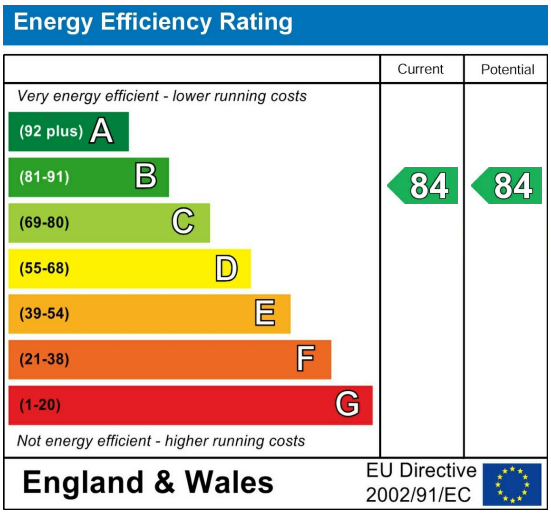












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Broadland District Council, Tax Band C

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.