



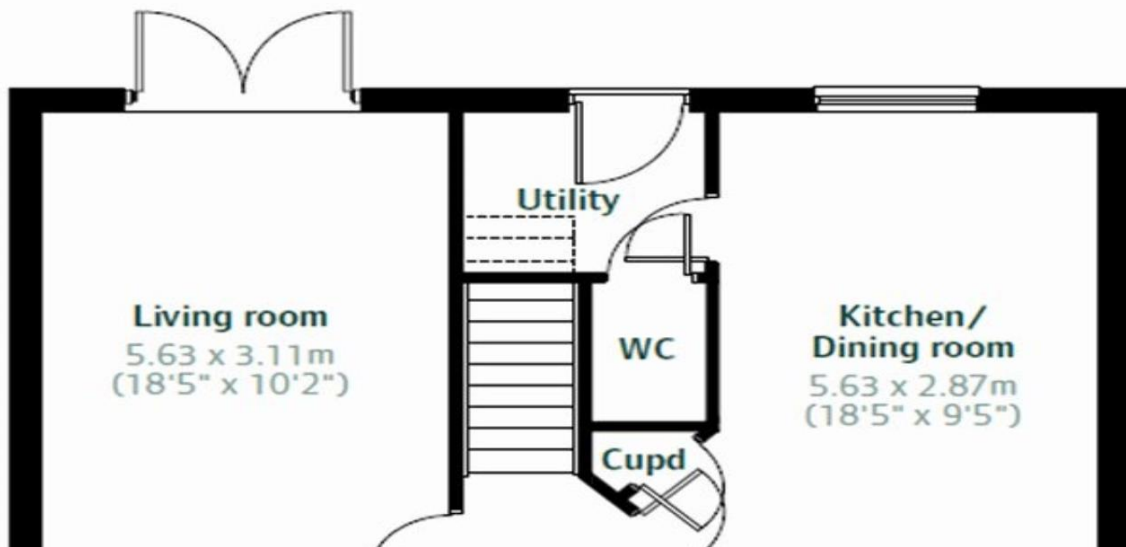
Bolton Road | , Norwich, NR7 8GG

£1,500 pcm

Gilson Bailey Lettings are delighted to offer this modern THREE bedroom, 2 bathroom family house situated in Sprowston, close to local shops, schools, parks and within easy reach of the City centre. The accommodation comprises of an entrance hall, downstairs cloakroom, large living room, kitchen breakfast room, utility room, large master bedroom, en-suite shower room, second double bedroom, good sized third bedroom, family bathroom with shower over the bath, private low maintenance garden, off street parking, Council Tax Band C, UNFURNISHED

Available From: 28 October 2026





Utility Room (Ground Floor)

Separate utility room with additional storage and work surface.

Bathroom (First Floor)

Family bathroom, white suite comprising bath with shower over, WC and wash basin. Heated towel rail, frosted window.

Bedroom 1 (First Floor)

5.60m (18'5") x 3.20m (10'6")

Master bedroom suite, fitted mirror front wardrobes, double aspect windows, radiator, door to en-suite.

Bedroom 1 en-suite (First Floor)

Modern suite in white comprising double sized shower cubicle, WC and wash basin. Heated towel rail, frosted window.

Bedroom 2 (First Floor)

3.20m (10'6") x 2.70m (8'11")

Second double bedroom, double aspect windows, radiator.

Bedroom 3 (First Floor)

2.80m (9'3") x 2.30m (7'7")

Good sized third bedroom, rear aspect window, radiator. This room would also make an ideal home office.

Agents Note

Due to high demands, there may be multiple viewings at the same time and cannot guarantee a solo viewing at any one time.

Agents Note

There may be Furniture/furnishings along with white goods in the property when viewing that are not included in the tenancy . Please contact the office for further details.

Agents Note

The tenants are in residence so these details and photos are only an indication of the property and some remedial work may be in progress .

Garden

Fully enclosed private rear garden, mainly laid to artificial lawn for minimal maintenance.

Parking

Private off street driveway parking. Unrestricted on street parking.

Downstairs Cloakroom (Ground Floor)

Suite comprising WC and wash basin. Radiator.

Entrance Hall (Ground Floor)

Part glazed front door to entrance hall. Radiator, stairs to first floor.

Kitchen Breakfast Room (Ground Floor)

5.60m (18'5") x 3.44m (11'4")

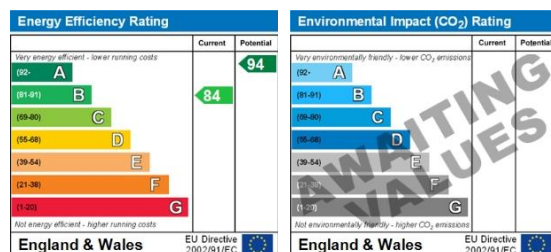
Modern kitchen with ample storage and work surface. Appliances include gas hob, electric oven, cooker hood, dishwasher, fridge/freezer and washer/drier. Dining area.

Living Room (Ground Floor)

5.60m (18'5") x 3.10m (10'3")

Large living room with front aspect window, feature fireplace, patio doors to garden, TV / BT points, radiator.

Energy ratings



Directions: Leave the City via the Salhouse Road. Proceed past the Racecourse pub and take the next left into Atlantic Avenue. Bolton Road is 1st on the left.