



**Cromwell Road | , Sprowston, Norwich, NR7 8XJ**

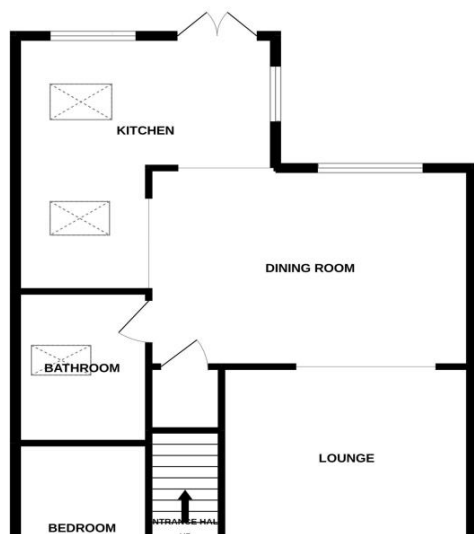
**£1,300 pcm**

Gilson Bailey are delighted to offer this well presented semi detached house located in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge, dining room, kitchen, bathroom, and bedroom/study to the ground floor. On the first floor there are three bedrooms off landing with bedroom one having an en-suite WC. Outside there is a shingled driveway to the front providing off road parking and a well presented rear garden with patio seating area ideal for entertaining. The house benefits from double glazing and gas heating. UNFURNISHED Broadland District Council - Tax Band C, EPC Rating C. UNFURNISHED

Available From: Now



GROUND FLOOR



#### Entrance Hall (Ground Floor)

Doors to lounge, bedroom four and stairs to first floor.

#### Kitchen (Ground Floor)

4.67m ( 15'4") x 4.22m ( 13'11")

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted double oven, integrated washing machine and dishwasher, fridge/freezer, two double glazed windows, patio doors, radiator.

#### Lounge (Ground Floor)

4.46m ( 14'8") x 4.09m ( 13'6")

Double glazed window, radiator.

#### Bedroom One (First Floor)

4.12m ( 13'7") x 3.18m ( 10'6")

Double glazed window, radiator.

#### Bedroom Three (First Floor)

2.60m ( 8'7") x 2.12m ( 7'0")

Double glazed window, radiator.

#### Bedroom Two (First Floor)

3.64m ( 12'0") x 2.91m ( 9'7")

Double glazed window, radiator.

#### First Floor Landing (First Floor)

Doors to three bedrooms.

#### WC (First Floor)

Low level WC, hand wash basin, heated towel rail, double glazed window.

#### Agents Notes

Please note this property is being offered for let by an employee of Gilson Bailey and Partners.

#### Local Authority

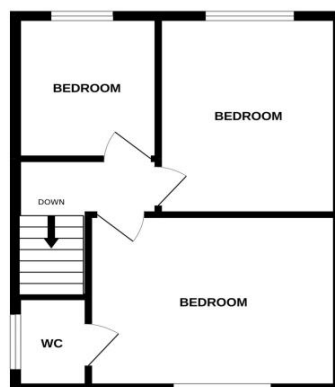
#### Outside Front

Shingled driveway providing off road parking and electric car charging point.

#### Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing.

1ST FLOOR



#### Accommodation Comprises (Ground Floor)

Front door to:

#### Bathroom (Ground Floor)

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, Velux window.

#### Bedroom Four (Ground Floor)

3.04m ( 10'0") x 2.12m ( 7'0")

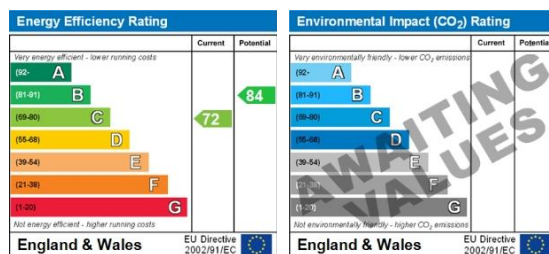
Double glazed window, radiator.

#### Dining Room (Ground Floor)

5.09m ( 16'9") x 3.64m ( 12'0")

Double glazed window, radiator, under stairs storage cupboard.

## Energy ratings



**Directions:** Head east on Prince of Wales Road towards St Vedast Street, Turn left onto Riverside Road/A147, at the roundabout, continue straight onto Gurney Road, turn left onto Mousehold Lane/A1042, turn right onto Corbet Avenue, turn left onto Russell Avenue, turn left onto Cromwell Road.