



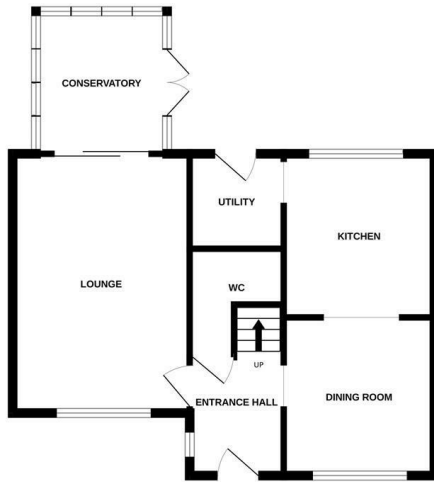
## 130 Wilks Farm Drive | Sprowston | Norwich | NR7

### Guide Price £325,000

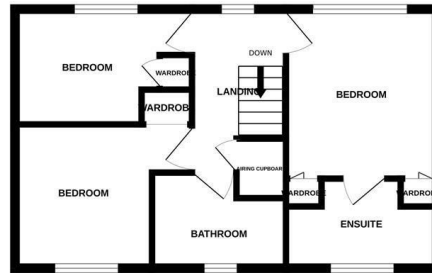
**\*\*GUIDE PRICE £325,000 - £340,000 STUNNING DETACHED FAMILY HOME ON A GENEROUS CORNER PLOT\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, DETACHED HOUSE situated in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge, kitchen/diner, utility room, conservatory and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a small, well maintained garden to the front and a DRIVEWAY providing off road parking leading to a SINGLE GARAGE. To the rear there is a beautiful and private rear garden that isn't over-looked making it ideal for entertaining or alfresco dining. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property makes a great family home so be quick to book a viewing.



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 15'10" x 10'8"

Sliding patio doors, double glazed window, two radiators.

### Kitchen/Diner 19'10" x 9'1"

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

### Utility Room 5'9" x 5'1"

Fitted base units with worktops over, sink and drainer, space for washing machine and dishwasher, radiator, door to rear.

### Conservatory 9'3" x 9'2"

Double glazed construction with patio doors to garden.

### WC

Low level WC, hand wash basin, extractor fan.

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 10'3" x 9'2"

Double glazed window, radiator, built in wardrobes.

### En-Suite 9'2" x 5'2"

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

### Bedroom Two 10'9" x 8'9"

Double glazed window, radiator, built in cupboard.

### Bedroom Three 10'9" x 6'10"

Double glazed window, radiator, built in cupboard.

### Bathroom 8'2" x 5'8"

Bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

### Outside Front

Lawned garden, mature plants and shrubs, driveway providing off road parking leading to a single garage.

### Outside Rear

Lawned garden, patio seating area, mature plants and shrubs, pond, enclosed by timber fencing and walling with side gate access.

### Local Authority

Broadland District Council, Tax Band D.

### Tenure


Freehold

### Utilities

Ultrafast full fibre broadband available.  
Mains water and electric.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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