

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



140 Wroxham Road | | Norwich | NR7 8EZ

Guide Price £430,000

GUIDE PRICE: £430,000 - £450,000 **STUNNING DETACHED HOUSE ON A HIGHLY REQUESTED ROAD** Gilson Bailey are delighted to offer this IMMACULATE, THREE BEDROOM, DETACHED HOUSE situated in the sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge, dining room, kitchen and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a LARGE FRONT DRIVEWAY providing ample off road parking that leads to a SINGLE DETACHED GARAGE. To the rear there is a PRIVATE and WELL MAINTAINED REAR GARDEN ideal for entertaining. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a fantastic family home so be quick to book a viewing to appreciate the size, quality and location on offer.

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, dining room, kitchen, WC and stairs to first floor.

Lounge 19'3" x 13'1"

Patio doors, radiator, double doors to dining room.

Kitchen 14'10" x 8'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, three double glazed windows, radiator, door to rear.

Dining Room 13'10" x 11'0"

Double glazed window, radiator.

WC

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 13'11" x 10'5"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 11'6" x 10'11"

Double glazed window, radiator.

Bedroom Three 10'2" x 7'0"

Double glazed window, radiator.

Bathroom 6'8" x 6'4"

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

Outside Front

Large shingled driveway providing ample off road parking.

Outside Rear

Patio and shingled area, lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing with side gate access.



Garage 18'1" x 8'0"

With power and lighting.

Local Authority

Broadland District Council, Tax Band D.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains water and electric.

