

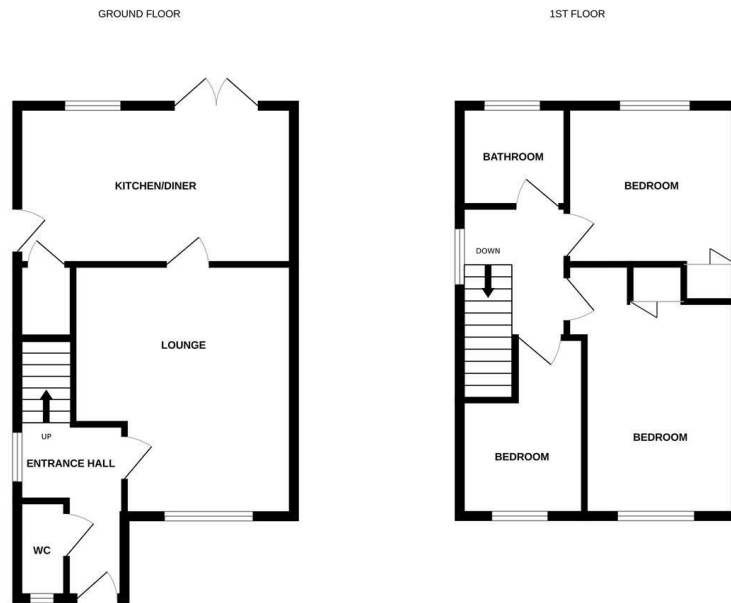


142 Wilks Farm Drive | Sprowston | Norwich | NR7

Offers In The Region Of £280,000

****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this well-presented, re-decorated, three-bedroom semi-detached home, quietly tucked away via a private road in a desirable position within the highly sought-after suburb of Sprowston. This attractive property offers bright and spacious accommodation throughout, including an entrance hall, a comfortable lounge, a generous open-plan kitchen/diner ideal for modern living and entertaining, and a convenient ground floor WC. Upstairs, three well-proportioned bedrooms and a family bathroom are accessed from the landing. Externally, the property benefits from a lawned front garden, a driveway providing off-road parking leading to a single detached garage, and a private, well-maintained rear garden of a good size—perfect for relaxing or enjoying outdoor gatherings. Additional features include double glazing, gas central heating, and the advantage of no onward chain. This delightful home would make an excellent first-time purchase, family home or buy-to-let investment, and early viewing is highly recommended.





While 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 or omission in this 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, WC and stairs to first floor.

Lounge 14'11" x 13'1"

Double glazed window, radiator.

Kitchen/Diner 16'4" x 9'4"

Fitted wall and base units with worktops over, sink and drainer, Range cooker, space for washing machine, fridge/freezer and dishwasher, double glazed window, patio doors, door to side, radiator, cupboard.

WC

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

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 14'10" x 10'1"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 10'0" x 9'6"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 10'5" x 7'1"

Double glazed window, radiator.

Bathroom 6'4" x 5'11"

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

Outside Front

Lawned garden and driveway providing off road parking leading to a single detached garage.

Outside Rear

Paved and lawned garden, raised decking seating area, mature plants and shrubs, timber shed, enclosed by walling and 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.


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

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.