



32 Wilks Farm Drive | Sprowston | Norwich | NR7 8RG

Guide Price £240,000

****GUIDE PRICE £240,000 - £250,000 EXTENDED HOUSE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this beautifully presented and extended, two bedroom mid-terrace house, ideally positioned within the highly sought-after suburb of Sprowston and offered with the welcome advantage of no onward chain. Providing stylish and well-proportioned accommodation, the ground floor comprises a welcoming entrance hall, comfortable lounge and an impressive extended modern kitchen/diner, creating a fantastic sociable space for cooking, dining and entertaining. Upstairs, there are two good-sized bedrooms and a family bathroom off landing, offering a practical and comfortable layout for everyday living. Outside, the property benefits from the valuable advantage of off-road parking to the front, while to the rear is an enclosed garden, providing a lovely space for relaxing, entertaining or enjoying the warmer months. Further benefits include double glazing and gas heating. Combining excellent presentation, extended living space, private parking and a desirable Sprowston location, this attractive chain-free home would make a fantastic first-time purchase, so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, dimensions, heights and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by the only prospective purchaser. The accuracy, completeness and appropriateness of the information is not guaranteed. No liability is accepted for any errors or omissions. Made with RoomSketcher

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

Door to lounge and stairs to first floor.

Lounge 14'7" x 12'11"

Double glazed window, radiator, under stairs storage cupboard.

Kitchen 12'10" x 9'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher.

Dining Room 11'3" x 8'7"

Bi-fold patio doors, radiator.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 12'10" x 12'6"

Two double glazed windows, radiator, cupboard.

Bedroom Two 11'3" x 7'10"

Double glazed window, radiator.

Bathroom 8'9" x 4'9"

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

Outside Front

Off road parking for two cars.

Outside Rear

Paved garden with mature plants and shrubs enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band B.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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	

Local Authority

Broadland District Council, Tax Band B

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.

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