

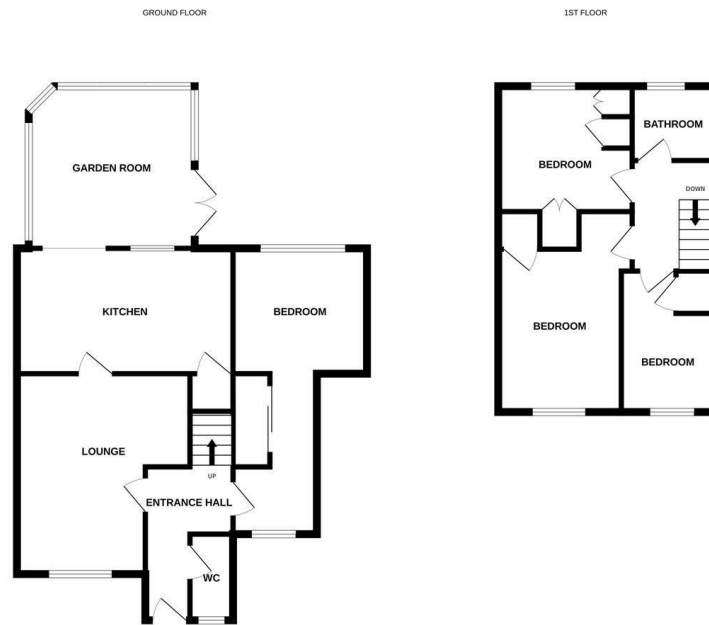


116 Wilks Farm Drive | Sprowston | Norwich | NR7 8RQ

Guide Price £300,000

****GUIDE PRICE £300,000 TO £315,000 **EXTENDED SEMI DETACHED HOUSE ON A CORNER PLOT OVER LOOKING THE PARK**** Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, FOUR BEDROOM, SEMI DETACHED HOUSE situated in a quiet position on a modern estate next to the local park in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge, kitchen, garden room, bedroom and WC to the ground floor. On the first floor there are three bedrooms and a bathroom off landing. Outside there is a low maintenance front garden, enclosed paved rear which leads to a single garage with off road parking in front. 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.





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, bedroom and stairs to first floor.

Lounge 14'10" x 13'1"

Double glazed window, radiator.

Kitchen 16'5" x 9'4"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, radiator.

Garden Room 12'3" x 12'2"

Underfloor heating, patio doors.

Bedroom One 21'8" x 10'1"

Two double glazed windows, radiator, built in wardrobe.

WC

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

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom Two 14'11" x 10'1"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 10'1" x 9'6"

Double glazed window, radiator, built in wardrobe.

Bedroom Four 10'6" x 7'1"

Double glazed window, radiator.

Bathroom 6'4" x 5'10"

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

Outside Front

Low maintenance garden with slate chippings and path to front door.

Outside Rear

Paved garden enclosed by brick walling and door to single garage with parking space in front.


Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.