



29 Wilks Farm Drive, Sprowston

Norwich

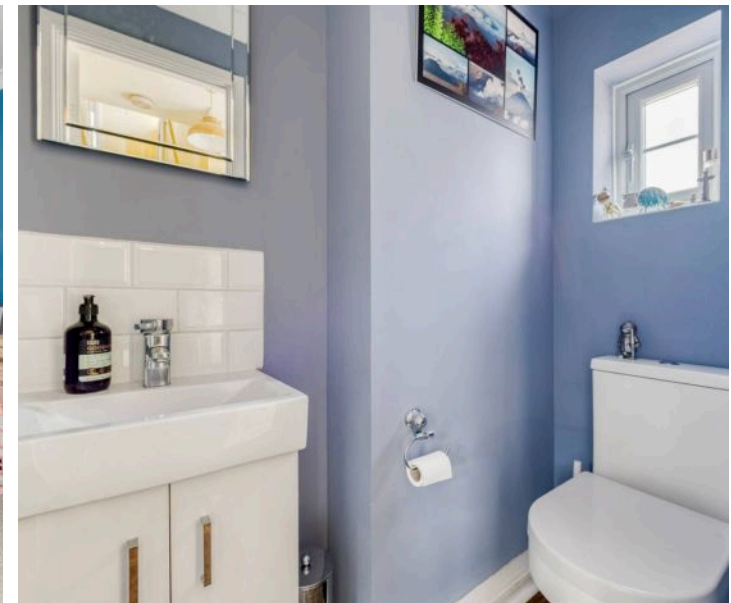


£290,000
Minors & Brady

29 Wilks Farm Drive

Sprowston, Norwich

Positioned in the popular suburb Sprowston, this charming semi-detached home offers a lifestyle of ease, comfort, and versatility. From the bright and spacious interiors to the low-maintenance garden and generous off-road parking, every detail is designed with modern living in mind. Featuring a welcoming entrance hall, stylish open-plan kitchen/diner, three well-sized bedrooms, and a contemporary family bathroom, the home is ready to move into and make your own. Whether you're relaxing in the bay-fronted sitting room or enjoying summer evenings on the patio, this property effortlessly balances everyday practicality with inviting spaces for entertaining and family life.



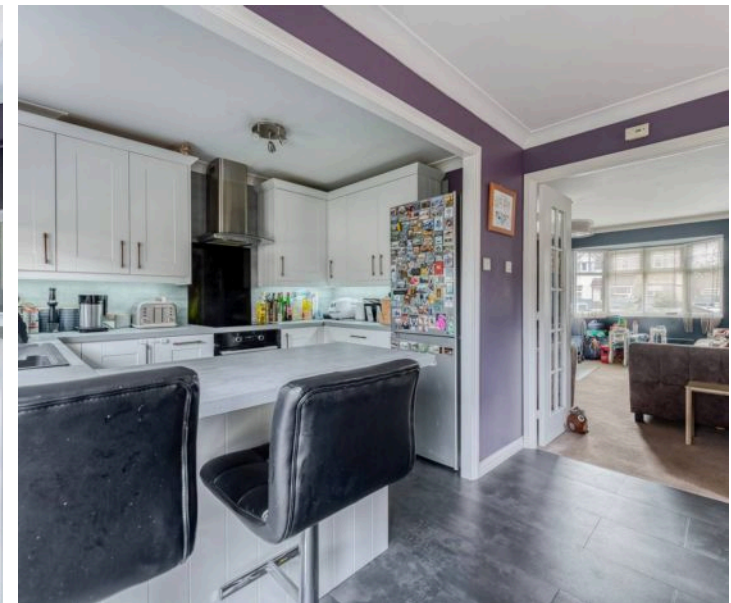
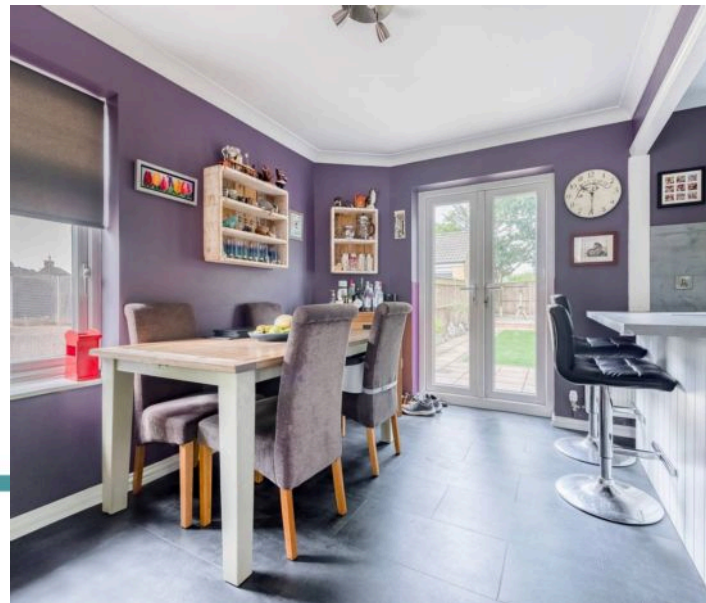


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29 Wilks Farm Drive

Sprowston, Norwich

- Semi-detached residence proudly positioned in the popular suburb of Sprowston
- Beautiful family home showcasing bright and well-presented accommodation, ready to adapt to your own preferences and style
- Spacious sitting room accentuated by a large bay window, inviting relaxation and entertaining
- Open-plan kitchen/dining room equipped with wall and base cabinetry, an integrated oven and under-counter areas for your laundry appliances
- Three bedrooms and a family bathroom
- A private, well-maintained garden featuring a patio area for seating arrangements, an artificial lawn and a timber storage shed
- A driveway providing ample off-road parking for multiple vehicles and a garage for storage options
- Close to local shops, schools, healthcare facilities and transport links



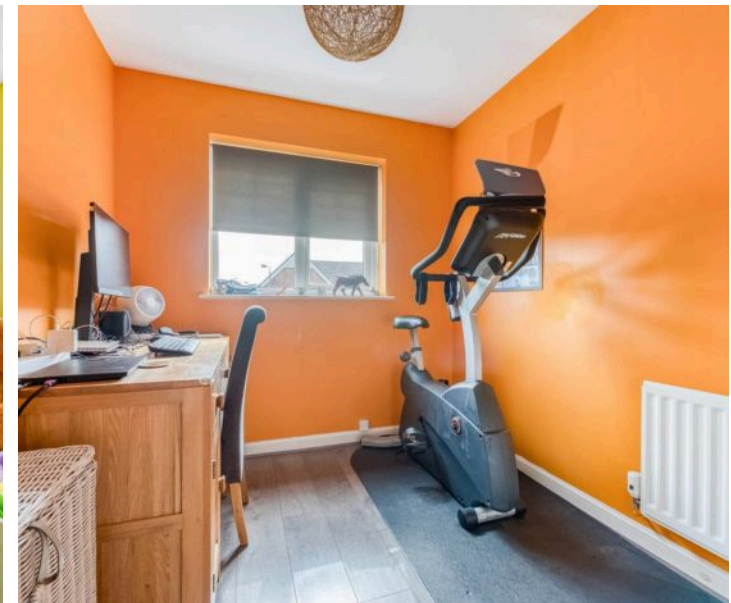
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Sprowston, Norwich

Location

Wilks Farm Drive is a quiet, residential street located in the heart of Sprowston, a well-established suburb just to the northeast of Norwich, Norfolk. Within walking distance, residents can find a range of local shops including small convenience stores and larger supermarkets such as Tesco Extra and Lidl, providing easy access to groceries and household goods. The area is well served by schools, with Sprowston Infant and Junior Schools and Sprowston Community Academy all nearby, catering to children from early years through to sixth form. Healthcare needs are met by several local GP practices and pharmacies, while the Norwich and Norfolk University Hospital is around 20 minutes away by car. Transport links are strong, with regular bus services running into Norwich city centre, and the Sprowston Park and Ride just a short drive away, making commuting straightforward. For recreation, the nearby Sprowston Recreation Ground and Sprowston Manor Golf Club offer green space, sports, and leisure facilities, contributing to the area's community-friendly atmosphere.



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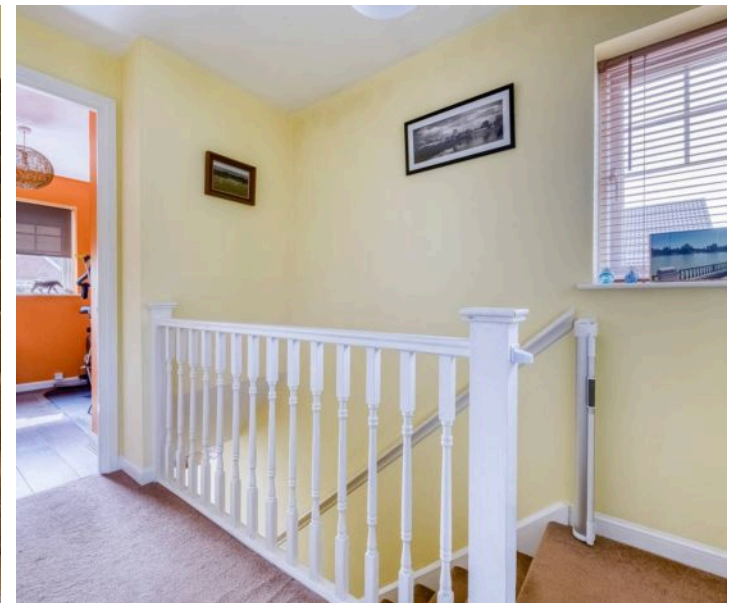
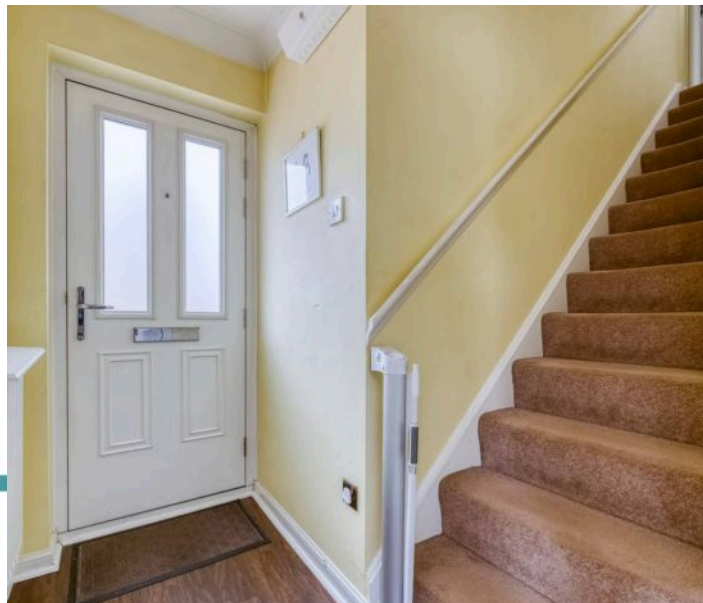
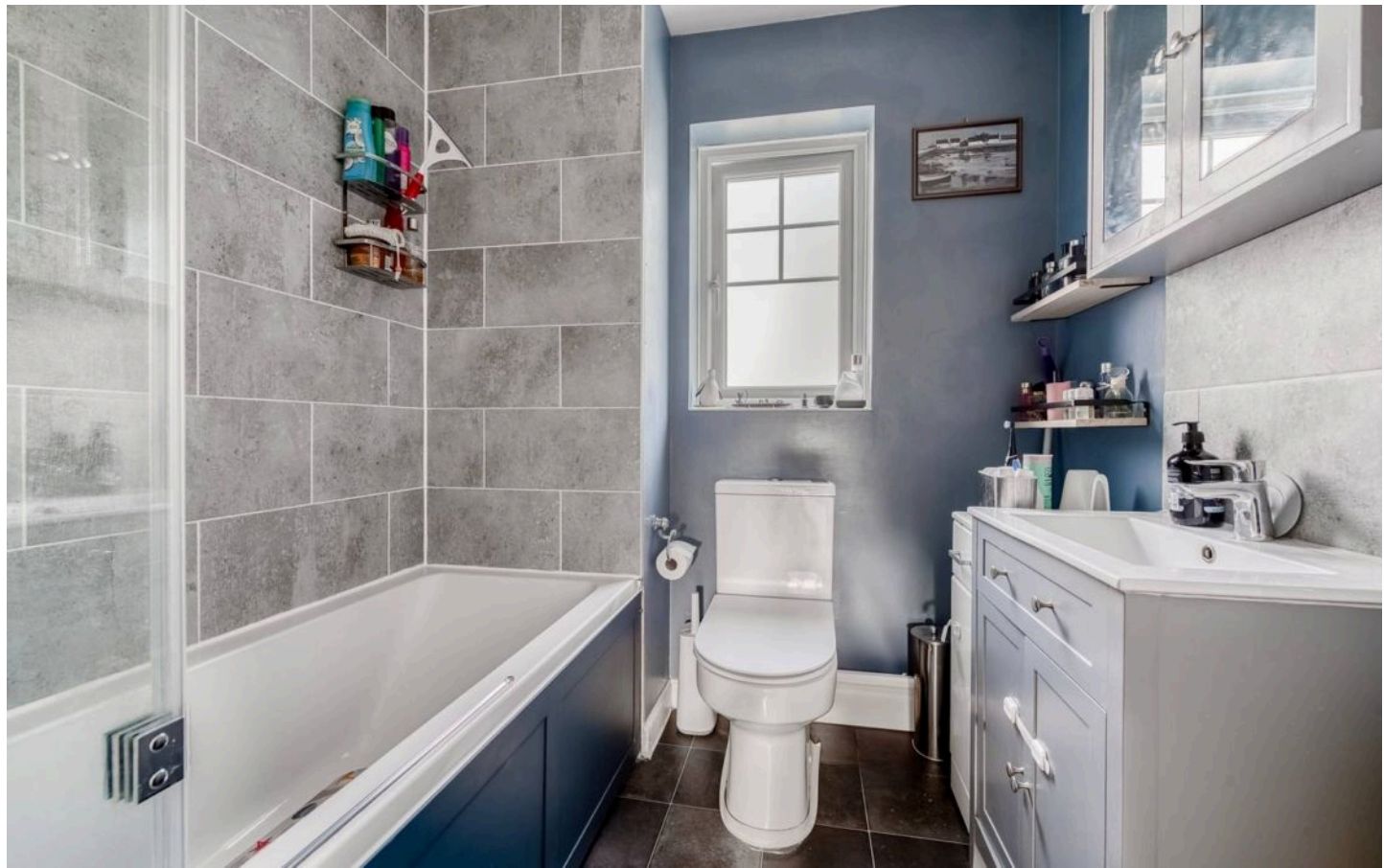
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From the moment you step into the welcoming entrance hall, you're greeted by a sense of warmth and light. A convenient ground-floor WC adds everyday practicality, while the layout naturally flows into a spacious sitting room — a delightful space for relaxation or social gatherings, complete with a striking bay window that bathes the room in natural light and frames views of the quiet front garden.

The heart of the home lies in the open-plan kitchen and dining area — a sociable and functional space where everyday meals and special occasions can be enjoyed in equal measure. Fitted with a range of wall and base cabinetry, an integrated oven, and designated under-counter areas for laundry appliances, the kitchen caters to both convenience and style. French doors open directly from the dining space onto the rear garden, creating an effortless indoor-outdoor connection during the warmer months.

Upstairs, three well-proportioned bedrooms provide comfort and privacy for the whole family, all serviced by a contemporary family bathroom with stylish finishes and neutral tones that enhance the sense of calm.



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Outside, the private garden is designed with low-maintenance enjoyment in mind — featuring a paved patio perfect for alfresco dining, an artificial lawn ideal for year-round greenery, and a timber shed for additional storage. Whether you're entertaining friends or enjoying a quiet coffee in the morning sun, this outdoor space is an extension of the home itself.

To the front, a generous driveway offers off-road parking for multiple vehicles, while the attached garage provides further storage or workshop potential.

Combining a welcoming interior with lifestyle-enhancing features, this Sprowston home invites you to settle in and make it your own — with space to grow, room to relax, and everything you need close at hand.

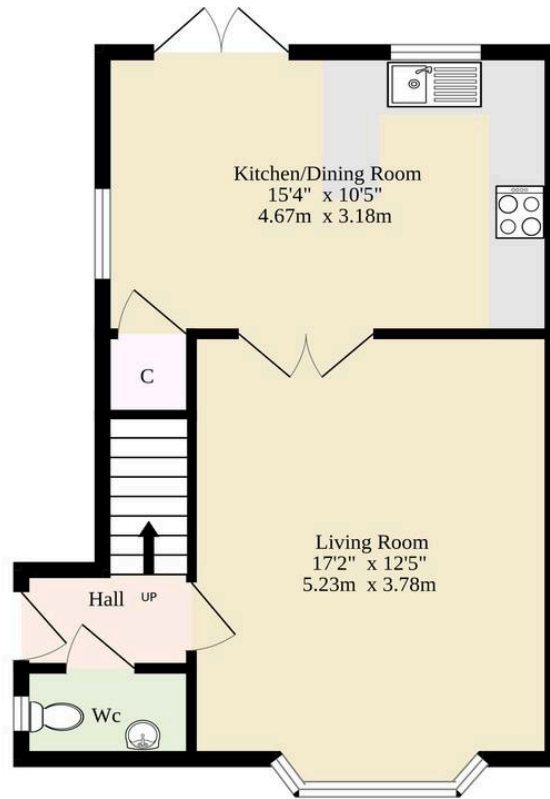
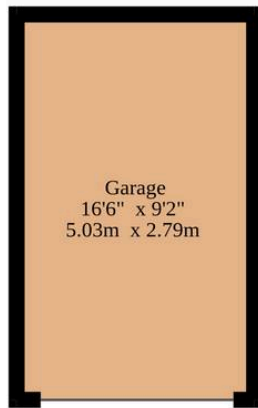
Agents note

Freehold

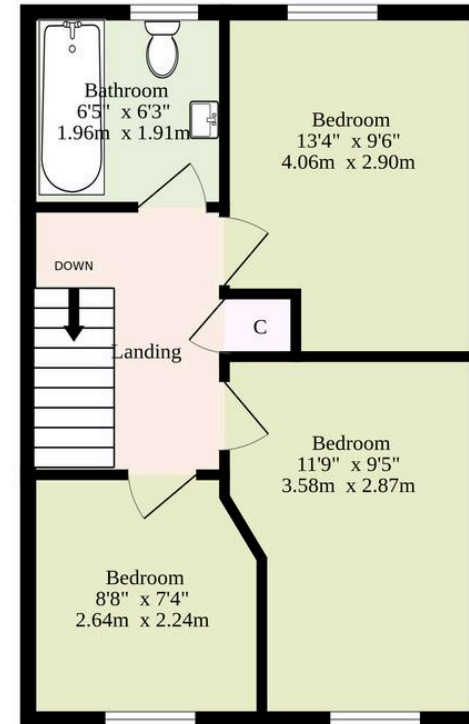


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor
588 sq.ft. (54.6 sq.m.) approx.



1st Floor
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

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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Dreaming of this home? Let's make it a reality



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Minors & Brady
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