



38 Wilks Farm Drive, Sprowston

Norwich



Guide Price £325,000-£350,000

Minors & Brady

38 Wilks Farm Drive

Sprowston, Norwich

Guide Price £325,000 - £350,000. This beautifully extended four-bedroom family home enjoys a prime position in the sought-after Wilks Farm Drive development in Sprowston. Set just minutes from Norwich, it offers the perfect balance of calm and city convenience. Inside, the generous layout includes a show-stopping garden room with vaulted ceilings, a stylish kitchen diner, and multiple reception spaces ideal for modern family life. With four well-proportioned bedrooms, including two en-suites and a luxurious family bathroom, the home is thoughtfully designed to meet every need. The private, low-maintenance garden and driveway for up to four vehicles add even more practicality. Surrounded by excellent schools, shopping, and lifestyle amenities — this is an exceptional opportunity in one of Norwich's most desirable areas.

- Guide Price £325,000 - £350,000
- Desirable location in Sprowston, just 2 miles from Norwich City Centre with excellent access to local amenities and transport links
- Extended four-bedroom family home offering spacious and adaptable living throughout
- Impressive garden room with vaulted ceilings and large windows, creating a light-filled space perfect for relaxing or entertaining
- Stylish kitchen diner with ample storage and space for family meals or hosting guests
- Two en-suite facilities, including a shower room to the principal bedroom and a WC to one of the additional bedrooms
- Modern family bathroom plus a ground floor cloakroom — four toilets in total, catering perfectly to family living
- Generously sized lounge, extended to provide a flexible space for all the family to enjoy
- Private, enclosed rear garden, designed for low maintenance and perfect for children





M&B

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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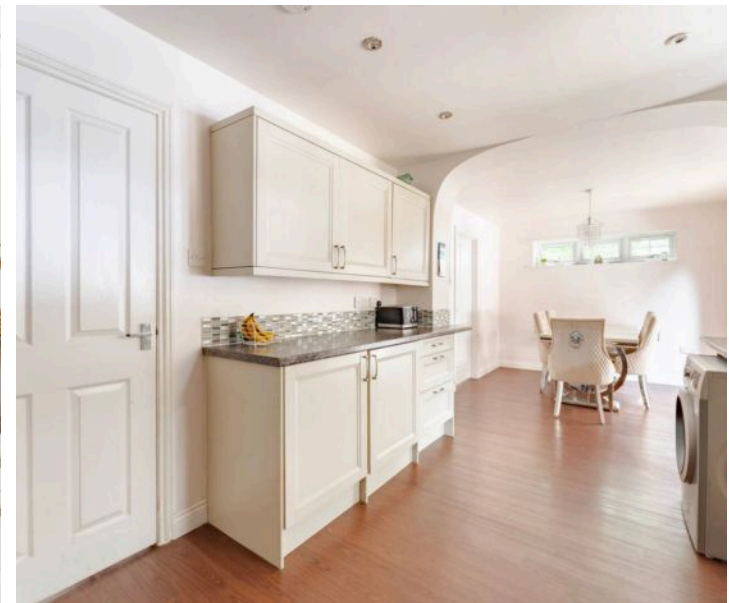
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The Location

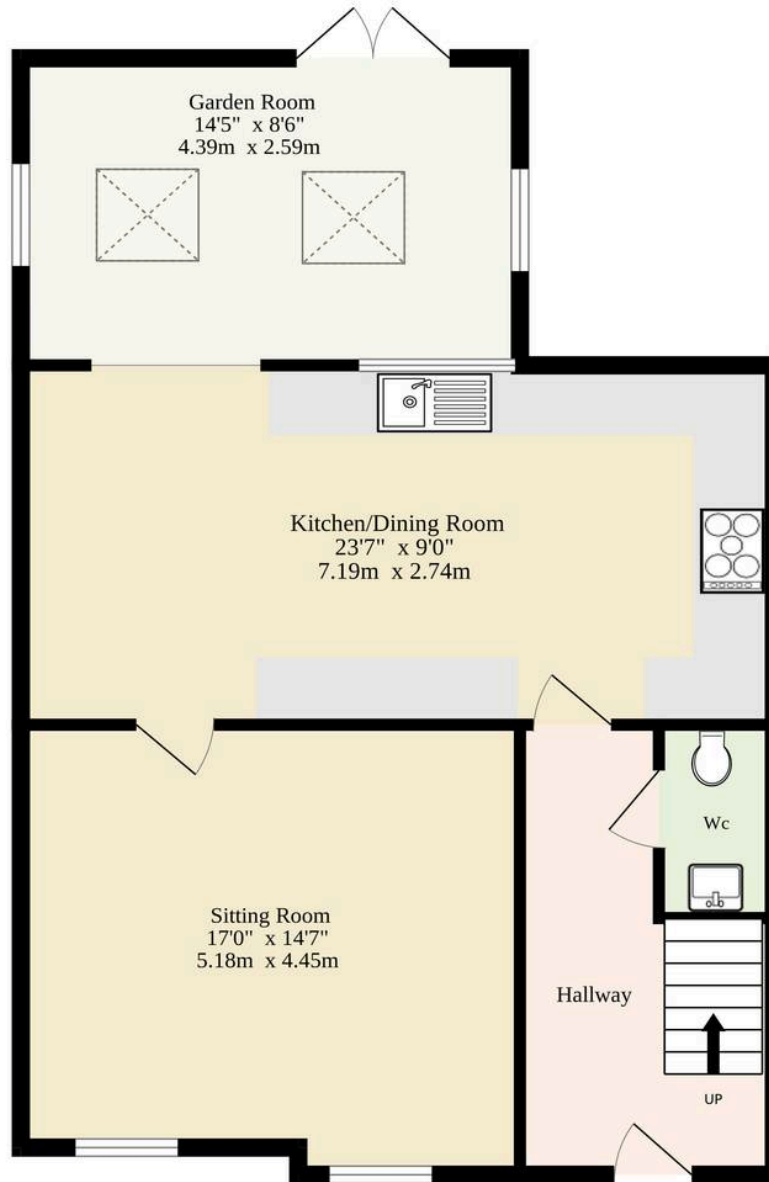
The property enjoys a fantastic position in the ever-popular and highly requested area of Sprowston, just two miles northeast of Norwich City Centre. This prime location combines suburban ease with excellent access into the city, where a vibrant mix of shops, restaurants, historic landmarks and leisure facilities await — from the charming lanes to the iconic Norwich Cathedral, it's all within easy reach.

Sprowston itself has become increasingly favoured thanks to its strong community feel and extensive local amenities. White House Farm is a standout, offering a renowned farm shop, traditional butchery, café, and even on-site beauty and hairdressing salons, creating a lovely lifestyle hub right on your doorstep.

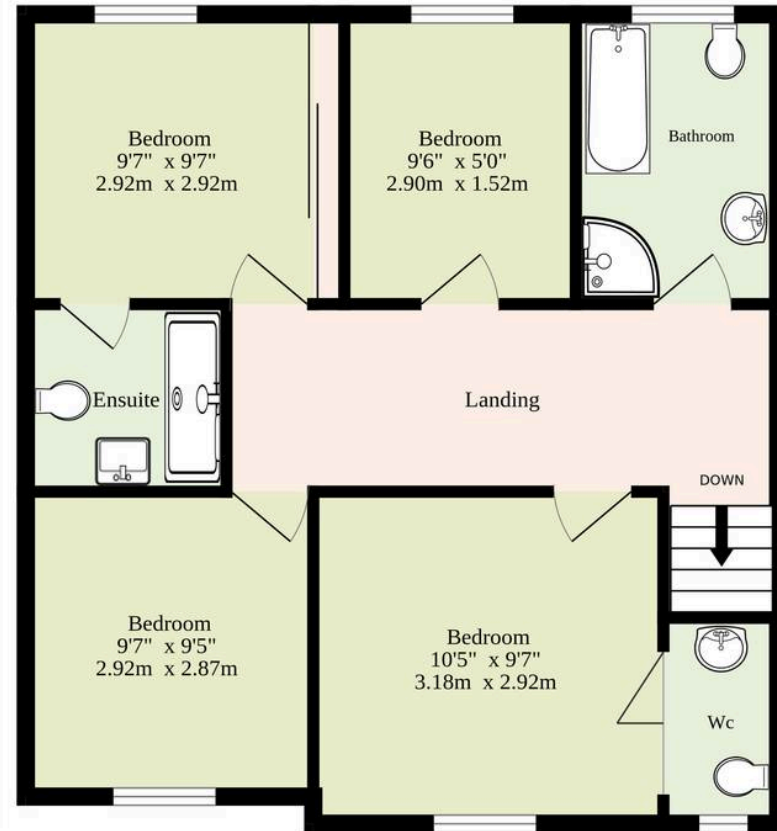
Both Lidl and Tesco are also within close proximity, making everyday essentials and larger grocery shops easy to manage. Families are particularly drawn to the area for its well-regarded schooling options and catchment appeal, with



Ground Floor
703 sq.ft. (65.3 sq.m.) approx.



1st Floor
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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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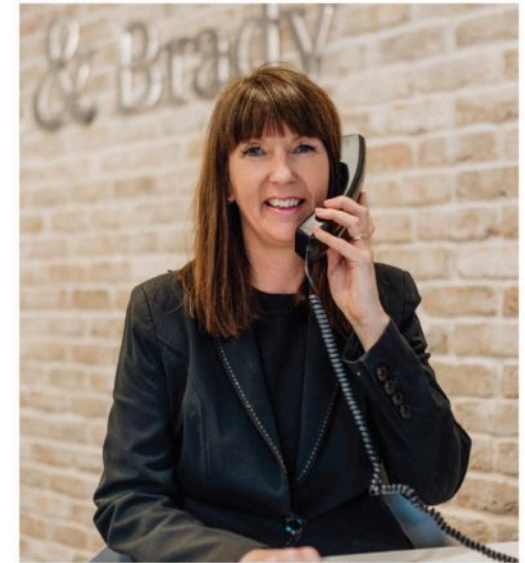
Dreaming of this home? Let's make it a reality



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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