



99 Wilks Farm Drive, Sprowston

Minors & Brady



99 Wilks Farm Drive

Sprowston, Norwich

Charming, stylish and ready to enjoy from day one, this is the ideal first step onto the property ladder. Beautifully presented throughout, the home offers bright and welcoming accommodation that has been lovingly maintained and thoughtfully finished. The heart of the property is a sociable kitchen/dining space that opens effortlessly onto the garden, creating the perfect setting for everyday living and entertaining. Upstairs, two comfortable bedrooms provide flexible accommodation suited to a variety of lifestyles. Outside, the generous rear garden enjoys a wonderfully private feel, offering a peaceful retreat that's perfect for relaxing in the sunshine. Combined with off-road parking and excellent access to Norwich and local amenities, this is a home that delivers both convenience and lifestyle in equal measure.

- Immaculately presented two-bedroom home ready to move straight into
- Quiet position with minimal passing traffic and a pleasant outlook
- Attractive frontage enhanced by charming climbing foliage and greenery
- Tandem driveway providing convenient off-road parking for two vehicles
- Stylish sitting room finished in neutral tones with feature fireplace
- Modern kitchen/dining room with excellent storage and French doors
- Two well-proportioned bedrooms served by a contemporary family bathroom
- Generous rear garden offering privacy, sunshine and mature tree borders
- Decked seating area creating the perfect space for outdoor entertaining
- Ideal first purchase combining excellent condition, space and convenience





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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 several popular schools nearby. Outdoor space is well catered for too, with a range of parks and green areas offering great spots for walks, play or weekend relaxation. Commuters will appreciate the quick access to the Northern Distributor Road (NDR), streamlining journeys around the city and beyond, while Norwich's central attractions remain just minutes away, whether by car or public transport.

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Wilks Farm Drive, Sprowston

A picture-perfect first home, beautifully presented throughout and ready to move straight into. Tucked away in a quiet position with very little passing traffic, this immaculate two-bedroom home immediately impresses with its attractive frontage, enhanced by climbing foliage that creates a charming and inviting first impression. A tandem driveway provides off-road parking for two vehicles, while the pleasant outlook to the front adds to the property's overall appeal.

Stepping inside, the entrance hall leads through to a wonderfully presented sitting room finished in soft neutral tones, creating a warm and relaxing atmosphere. A feature fireplace with a decorative log insert forms an attractive focal point, making this a comfortable space to unwind at the end of the day. The home has been exceptionally well maintained throughout, allowing a purchaser to simply move in and enjoy from day one.

To the rear, the modern fitted kitchen/dining room offers an excellent range of storage and worktop space, perfectly suited to both everyday living and entertaining. There is ample room for dining, while French doors open directly onto the garden, drawing natural light into the space and creating a seamless connection between indoors and out.

The first floor comprises two well-proportioned bedrooms, both served by a family bathroom fitted with a bath and overhead shower. The layout is practical and well-balanced, making the property equally appealing to first-time buyers, downsizers or those seeking an investment opportunity.

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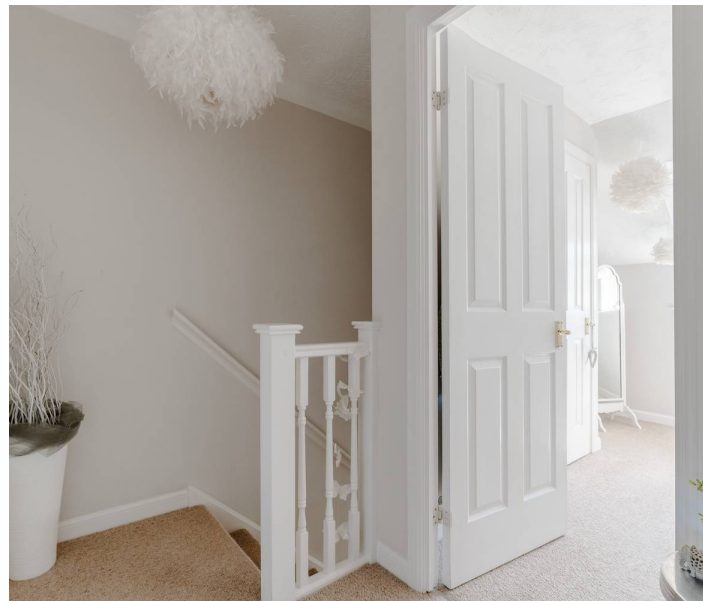
Sprowston, Norwich

Outside is where this home truly excels. The generous rear garden feels exceptionally private, enclosed by mature trees and established planting that create a wonderfully secluded setting with an almost continental feel during the warmer months. A sunny aspect ensures the garden can be enjoyed throughout the day, while a decked seating area provides the perfect spot for outdoor dining, entertaining or simply relaxing in the sunshine. Despite its impressive size, the garden remains manageable and thoughtfully landscaped, striking the perfect balance between space and ease of maintenance.

Further benefits include a useful shed, excellent bus links nearby, convenient access to Norwich and a peaceful residential setting that continues to prove popular with a wide range of buyers. Combining immaculate presentation, generous outside space and a superb location, this delightful home represents an outstanding opportunity for those searching for their perfect first purchase.

Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

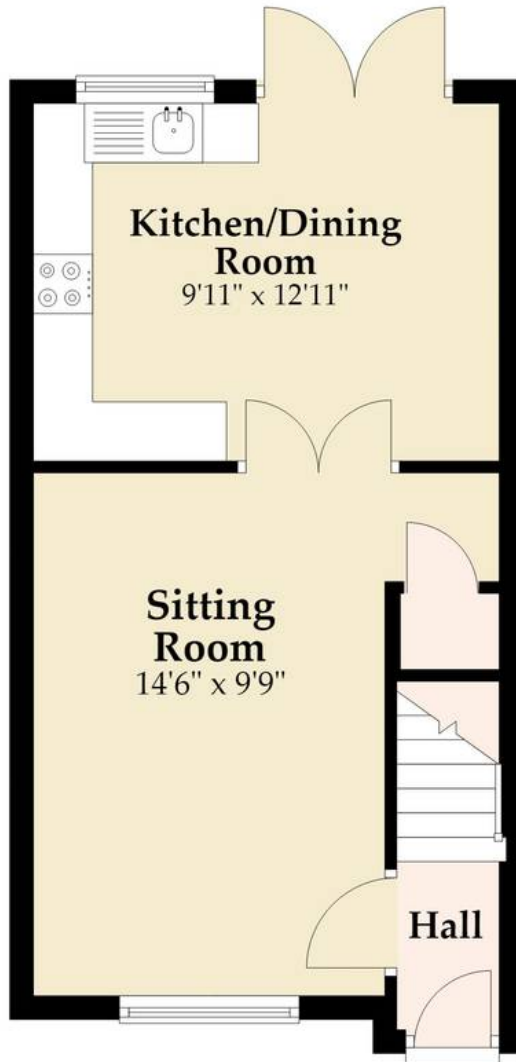


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Ground Floor

Approx. 350.5 sq. feet



First Floor

Approx. 444.1 sq. feet



Total area: approx. 794.6 sq. feet

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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.

Plan produced using PlanUp.

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Minors & Brady
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wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

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