

propertyladder



Arthurton Road, Spixworth, NR10 3QZ

An Extended Three Bedroom Semi-Detached Home!

GUIDE PRICE £300,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

SPACIOUS, STYLISH & READY TO ENJOY!

Step inside to find a bright and spacious living room, perfect for relaxing or entertaining, which flows seamlessly through to a separate dining room-ideal for family meals or hosting guests. The modern fitted kitchen is well-equipped with ample storage and workspace, while the ground floor WC adds an extra layer of practicality for busy households.

Upstairs, there are three bedrooms, each offering comfortable proportions and plenty of natural light. The standout feature of the first floor is the generous family bathroom, which boasts a walk-in shower, separate bathtub, WC, and wash basin-a superbly designed space for both relaxation and functionality.



“a fully enclosed garden offers a perfect mix of lawn and a raised patio area-ideal for alfresco dining”



Overview

- Spacious living room and separate dining room
- Stylish modern fitted kitchen
- Handy ground floor WC
- Impressive family bathroom with walk-in shower & separate bath
- Driveway providing off-street parking
- Generous rear garden laid to lawn with patio area
- Attractive summer house - ideal for work or play





Location

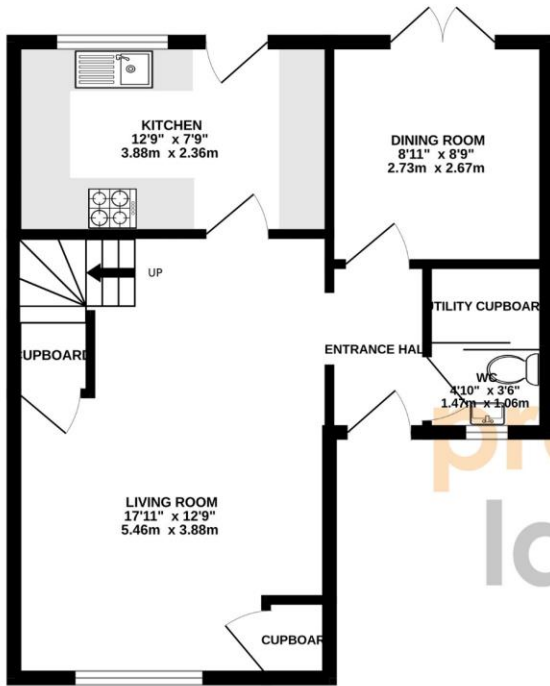
Spixworth is a thriving and well-connected village situated just 8 kilometres north of Norwich. Popular with families and professionals alike, the village offers an impressive range of local amenities including two schools, a doctors' surgery, dentist, chemist, small supermarket, convenience store, two takeaways, a welcoming pub, a motel, and even its own estate agents! The vibrant community spirit is supported by a busy social club and village hall, which host a variety of events and activities throughout the year.



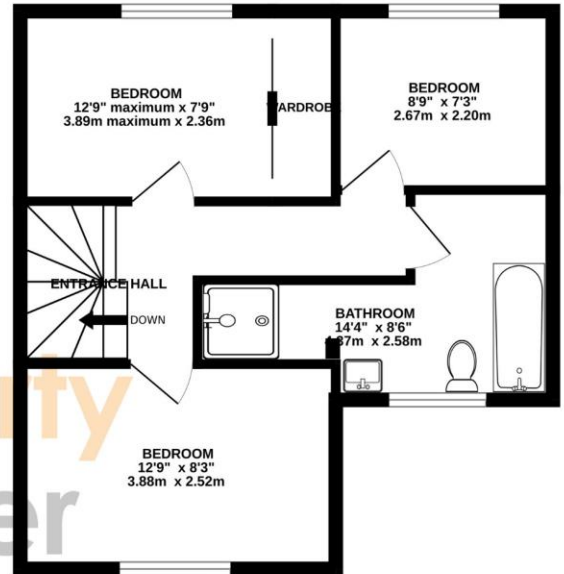
Outside

Outside, the property benefits from off-street parking via a private driveway to the front. The rear garden is mainly laid to lawn and features a patio area-ideal for summer barbecues-as well as a timber summer house, offering excellent potential as a home office, hobby room or simply a quiet retreat.

GROUND FLOOR



1ST FLOOR



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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FULL EPC AVAILABLE UPON REQUEST

COUNCIL TAX BAND: B

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Score	Energy rating	Current	Potential
92+	A		111 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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If you are considering selling your home, please contact us for your no obligation free market appraisal.

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98 Crostwick Lane, Spixworth, NR10 3NQ
T 01603 898100
propertyladderonline.com

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