

# propertyladder



## Rosetta Road, Spixworth, NR10 2NW

Three Bedroom Bungalow with Garden Room!

**GUIDE PRICE** £350,000 - £375,000 freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# A BRIGHT SPACIOUS HOME!

This delightful home offers an abundance of space and comfort, perfect for families or those who love to entertain. The property boasts three well-proportioned bedrooms, providing ample room for relaxation and rest. The living room is a cozy haven, ideal for unwinding after a long day, while the formal dining room offers a sophisticated space for hosting dinner parties and family gatherings. The highlight of this home is undoubtedly the stunning garden room, which floods the space with natural light and offers picturesque views of the garden.



“formal dining room offers a sophisticated space for hosting dinner parties and family gatherings.”



## Overview

- DETACHED BUNGALOW
- CORNER PLOT POSITION
- THREE BEDROOMS
- LIVING ROOM
- DINING ROOM
- GARDEN ROOM
- ENSUITE TO PRIMARY BEDROOM
- FAMILY BATHROOM
- NO ONWARD CHAIN
- MUST BE SEEN!







## Location

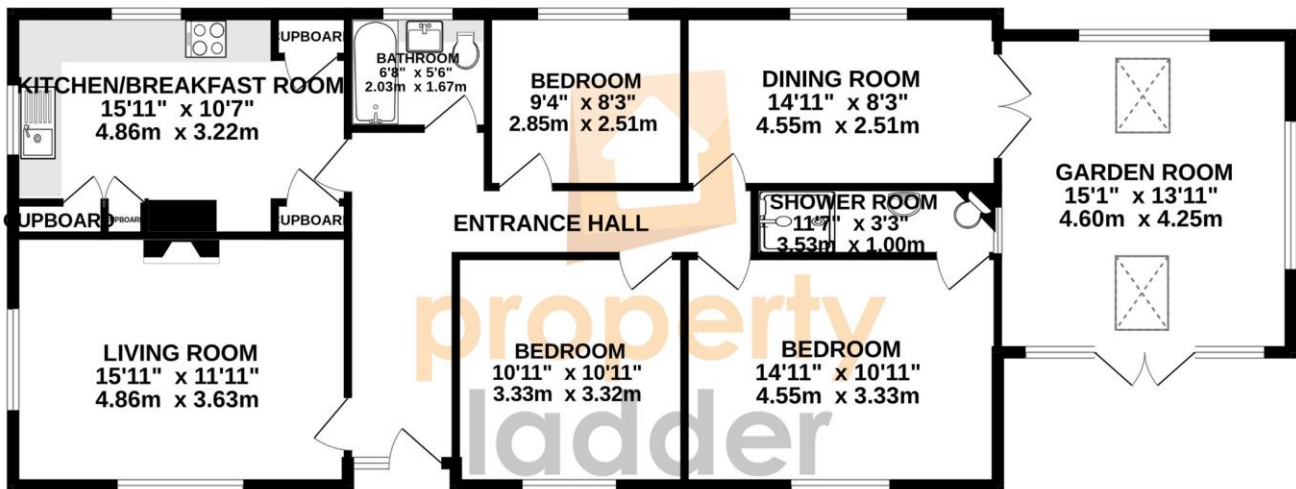
Nestled just a stone's throw away from the vibrant city of Norwich, Spixworth is a charming village that offers a tranquil retreat without sacrificing convenience. Residents enjoy a close-knit community atmosphere, with amenities such as an infant and junior school, a dental practice, and a variety of shops and services, including an estate agent!



## Outside

The property is set on a generous corner plot, that ensures the property has ample parking as well as an enclosed landscaped garden.

**GROUND FLOOR**  
**1247 sq.ft. (115.9 sq.m.) approx.**



**TOTAL FLOOR AREA : 1247 sq.ft. (115.9 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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**FULL EPC AVAILABLE UPON REQUEST**

TBC

**COUNCIL TAX BAND: D**

**LOCAL AUTHORITY:**  
BROADLAND DISTRICT COUNCIL

**SERVICES CONNECTED:** MAINS WATER, MAIN DRAINS,  
MAINS ELECTRICITY, MAINS GAS

## Selling your home?

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  
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