

propertyladder



Trafford Way, Spixworth, NR10 3QL

A Stylish Three Bedroom 2014 Hopkins Home!

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



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

A THREE STOREY GEM IN SPIXWORTH!

Tucked away in a sought-after modern development, this beautifully presented three-storey home offers stylish and spacious living ideal for growing families or those in need of flexible accommodation. Built in 2014 by the renowned Hopkins Homes, the property is packed with practical features and contemporary comforts across all three levels.

Step inside to find a welcoming entrance hall with convenient cloakroom, a generous sitting room, and an impressive open-plan kitchen/diner-perfect for entertaining. The first floor offers two well-proportioned double bedrooms, one with en-suite, plus a sleek family bathroom. The top floor is home to a superb principal suite complete with its own en-suite shower room and a walk-in wardrobe-your very own private retreat.



“The top floor is home to a superb principal suite complete with its own en-suite shower room”



Overview

- GUIDE £350,000 - £375,000
- SEMI DETACHED HOUSE
- ARRANGED OVER THREE LEVELS
- THREE DOUBLE BEDROOMS
- STYLISH INTERIOR DESIGN
- GARAGE & DRIVE
- BUILT IN 2014 BY HOPKINS HOMES
- TWO EN SUITE SHOWER ROOMS
- LANDSCAPED GARDENS
- MUST BE SEEN!



Location

Spixworth is a thriving and well-connected village situated just north of Norwich. It boasts a strong sense of community and a wide range of local amenities, including two highly regarded schools, a medical centre, dental practice, pharmacy, supermarket, convenience store, two takeaways, a welcoming pub, a motel, and a lively social club with an active village hall. And of course - a trusted local estate agent right in the heart of the community!

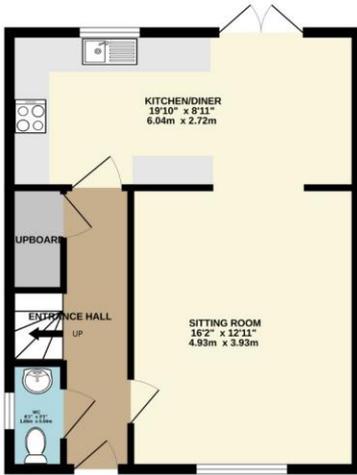


Outside

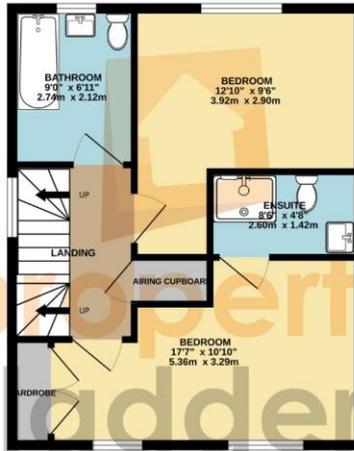
The garden is a wonderfully private and well-maintained outdoor space, offering a perfect blend of lawn and patio ideal for relaxing or entertaining. Bordered by mature shrubs and a smart, high fence, it provides excellent seclusion. A spacious paved terrace runs alongside the house, perfect for alfresco dining or morning coffee in the sun.

At the rear of the garden sits a charming brick-built single garage with a pitched roof. There's also the added benefit of off-street parking directly in front of the garage, ensuring practicality as well as appeal.

GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



2ND FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 1323 sq.ft. (122.9 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

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
T 01603 898100
propertyladderonline.com

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