

# propertyladder



## Rosetta Road, Spixworth, NR10

Extended Two Bedroom Chain Free Detached Bungalow!

**GUIDE PRICE £315,000 FREEHOLD**



BRITISH  
PROPERTY  
AWARDS

2025

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# A SPACIOUS BUNGALOW READY TO TRANSFORM!

Offered chain free, this detached bungalow in the popular village of Spixworth occupies a generous plot and presents an exciting opportunity for modernisation throughout. The well-proportioned accommodation includes an entrance hall, two double bedrooms and a spacious lounge which flows openly into the dining room, creating a sociable living space. Further features include a fitted kitchen, a modern shower room and an extended garden/reception room overlooking the rear, adding valuable and versatile living accommodation!



*“garden is fully enclosed and of a generous size, predominantly laid to lawn.”*



## Overview

- Detached Bungalow
- Extended Living/Kitchen Accommodation
- Three Reception Rooms
- Modernisation Required Throughout
- Driveway & Garage
- Occupying Generous Plot
- No Onward Chain
- Two Double Bedrooms
- Recently Updated Shower Room







## Location

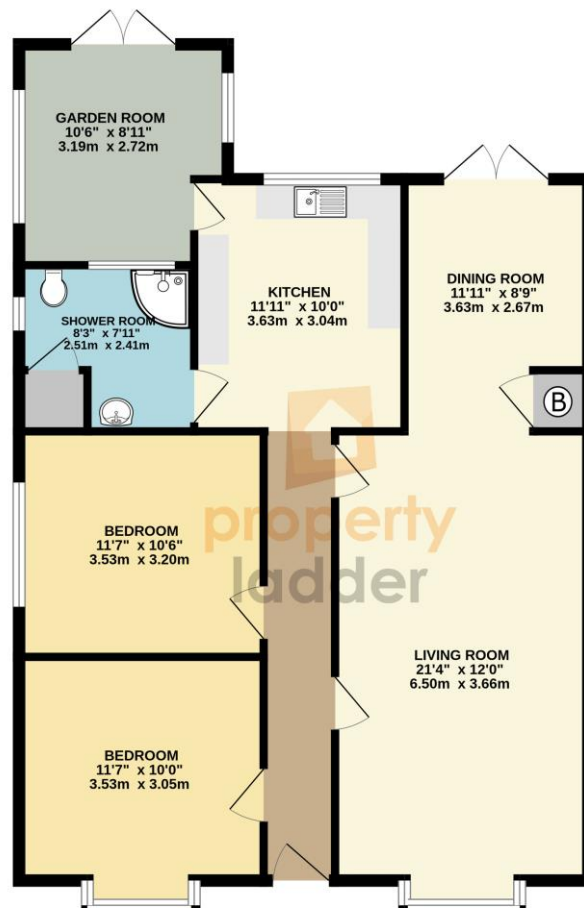
Spixworth is a popular and well-served village located just a few miles north of Norwich, offering a perfect blend of countryside charm and modern convenience. The village benefits from a range of local amenities including a primary school, local shops, a post office, pubs, a pharmacy, and a doctor's surgery. There are also sports and recreation facilities, as well as scenic countryside walks right on the doorstep. Excellent transport links make Spixworth ideal for commuters, with regular bus services to Norwich city centre and easy access to the NDR and A1270, connecting to the wider road network.



## Outside

The property benefits from a large driveway providing ample off road parking to the front and side of the bungalow, along with a detached garage. The rear garden is fully enclosed and of a generous size, predominantly laid to lawn and complemented by an outdoor shed.

GROUND FLOOR  
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 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.  
Made with Metropix 62026

**FULL EPC AVAILABLE UPON REQUEST**

EPC - TBC

**COUNCIL TAX BAND:** C

**LOCAL AUTHORITY:** BROADLAND DISTRICT COUNCIL

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

## Selling your home?

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

**BRITISH  
PROPERTY  
AWARDS  
2025**

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

98 Crostwick Lane, Spixworth, NR10 3NQ

**T 01603 898100**  
propertyladderonline.com

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.