

# propertyladder



## Redwing Gardens, Spixworth, NR10 3RG

A Modern Two Bedroom Mid-Terrace!

**GUIDE PRICE £210,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# INVITING HOME WITH STANDOUT FEATURES!

This beautifully presented two-bedroom mid-terrace property offers a perfect blend of contemporary style and practical living. The spacious lounge-dining room features a striking spiral staircase, creating a stylish focal point and adding character to the open-plan space, ideal for both relaxing and entertaining.

The modern fitted kitchen is thoughtfully designed with sleek units and integrated appliances, providing a bright and functional area for cooking. Upstairs, you'll find two generously sized double bedrooms, both offering ample space and natural light. The first-floor bathroom is well-appointed with modern fixtures, completing the accommodation on this level.



“an allocated  
off-street parking  
space conveniently  
located to the side of the property”



## Overview

- Two Double Bedrooms
- Modern Fitted Kitchen
- Spacious Lounge/Dining Room
- Unique Spiral Staircase Feature
- First Floor Bathroom
- Enclosed Rear Garden
- Patio Area For Outdoor Use
- Allocated Off Street Parking Space
- Mid Terrace House
- Convenient Location Within Village





## Location

Spixworth is a popular village, located to the North of Norwich. The village is extremely well served, benefitting from two schools, a doctors, a dentist, a chemist, a small supermarket, a convenience store, two takeaways, a pub, a motel, a very active social club and village hall and of course, an Estate Agents!

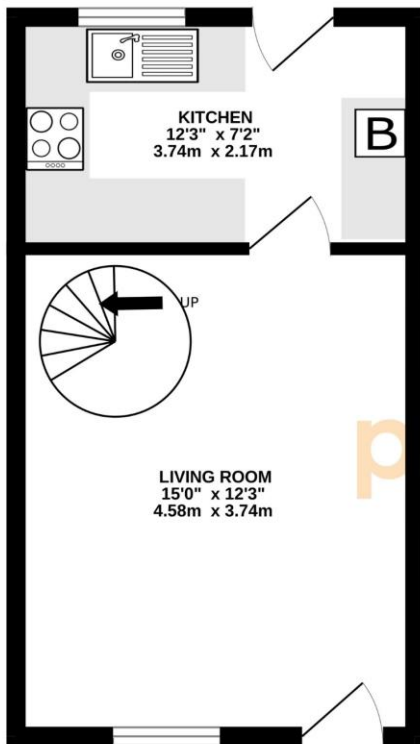
Being just 8 kilometres North of Norwich, Spixworth is in within easy access to the NDR northern bypass, which affords users excellent around Norwich.



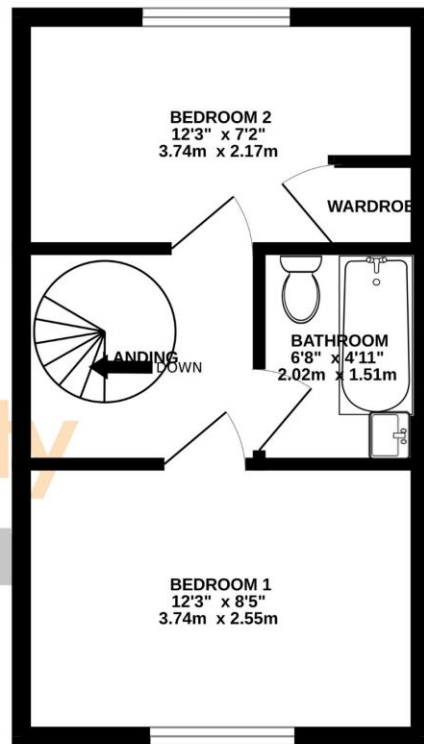
## Outside

Externally, the property benefits from an enclosed rear garden, featuring a patio area-perfect for outdoor dining or relaxing in the sunshine. Additionally, there is an allocated off-street parking space conveniently located to the side of the property, providing easy access and added security for your vehicle.

GROUND FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



1ST FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 544 sq.ft. (50.5 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: B

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.



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