

# propertyladder



## Arthurton Road, Spixworth, Norfolk, NR10 3QU

A renovated detached house offering generous accommodation

**Offers Over £350,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# A STYLISH RENOVATED PROPERTY

Explore this recently renovated detached house in Spixworth, North of Norwich. Ready to move in, it features a sleek 24ft kitchen-diner, two beautiful modern bathrooms, a garage and a private landscaped garden.

The property is offered with no onward chain for a hassle-free purchase. Perfect for those seeking a blend of luxury and comfort.



“The renovation reflects a commitment to excellence!”



## Overview

- DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- RENOVATED TO AN EXCEPTIONAL STANDARD
- OVER 1000 SQUARE FEET
- NO ONWARD CHAIN
- STUNNING KITCHEN – DINING ROOM
- BEDROOMS ON TWO FLOORS
- TWO NEW BATHROOMS
- NEW GAS HEATING, DOUBLE GLAZING AND DOORS
- LANDSCAPED REAR GARDEN





## 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.

Spixworth represents an idyllic setting for those seeking a peaceful lifestyle within easy reach of city amenities.



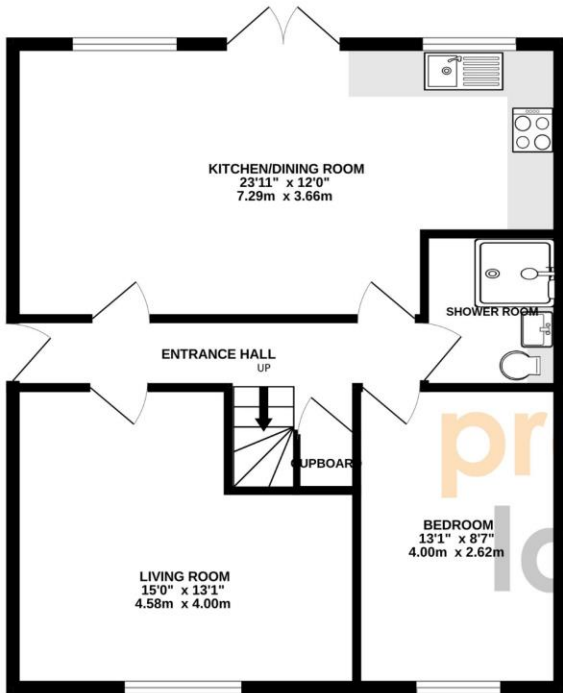
## Outside

To the front of the property is a shingled garden and driveway with ample parking for several vehicles leading to a garage.

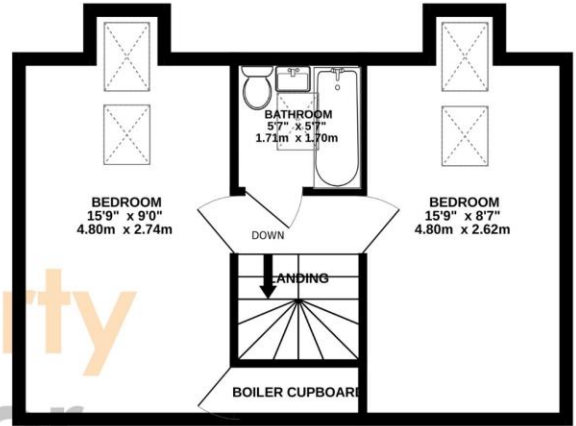
**Garage:** 16'10 x 8'2 (5.13m x 2.48m) With up and over door to front and personal door to garden. There is power and light and eaves storage

To the rear is a fully enclosed and newly landscaped garden which is laid mainly to lawn with a sunken patio area with wooden sleepers, as well as slate and wood chipped areas.

**GROUND FLOOR**  
672 sq.ft. (62.4 sq.m.) approx.



**1ST FLOOR**  
390 sq.ft. (36.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND: C**

**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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propertyladderonline.com

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