

propertyladder



Chestnut Avenue, Spixworth, NR10

A Chain Free Two Bedroom Semi Detached House!

GUIDE PRICE £225,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

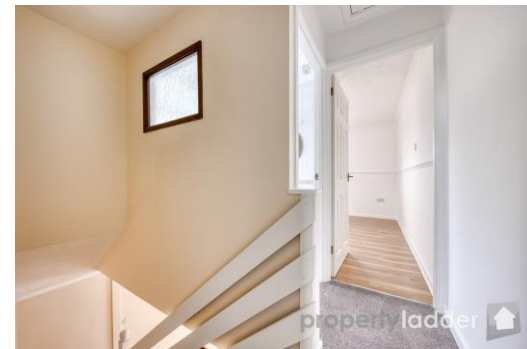
ESTATE AGENT
IN NORWICH
(NR10-16)

OUTDOOR DELIGHT MEETS INDOOR CHARM!

This chain free semi detached home in Spixworth offers an excellent opportunity for buyers seeking a peaceful setting with beautiful open field views to the rear. The property features an inviting entrance porch, leading into a spacious living room with a large under-stairs storage cupboard. The dual aspect fitted kitchen enjoys plenty of natural light and overlooks the countryside fields beyond. Upstairs, there are two generous double bedrooms and a family bathroom, making this an ideal home for first-time buyers, small families, or those looking to downsize.



“ dual aspect fitted kitchen enjoys plenty of natural light and overlooks the countryside fields ”



Overview

- SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- OPEN FIELD VIEWS TO REAR
- ENTRANCE PORCH & LIVING ROOM
- DRIVEWAY & GARAGE
- FIRST FLOOR BATHROOM
- IDEAL FIRST HOME IN VILLAGE LOCATION





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.

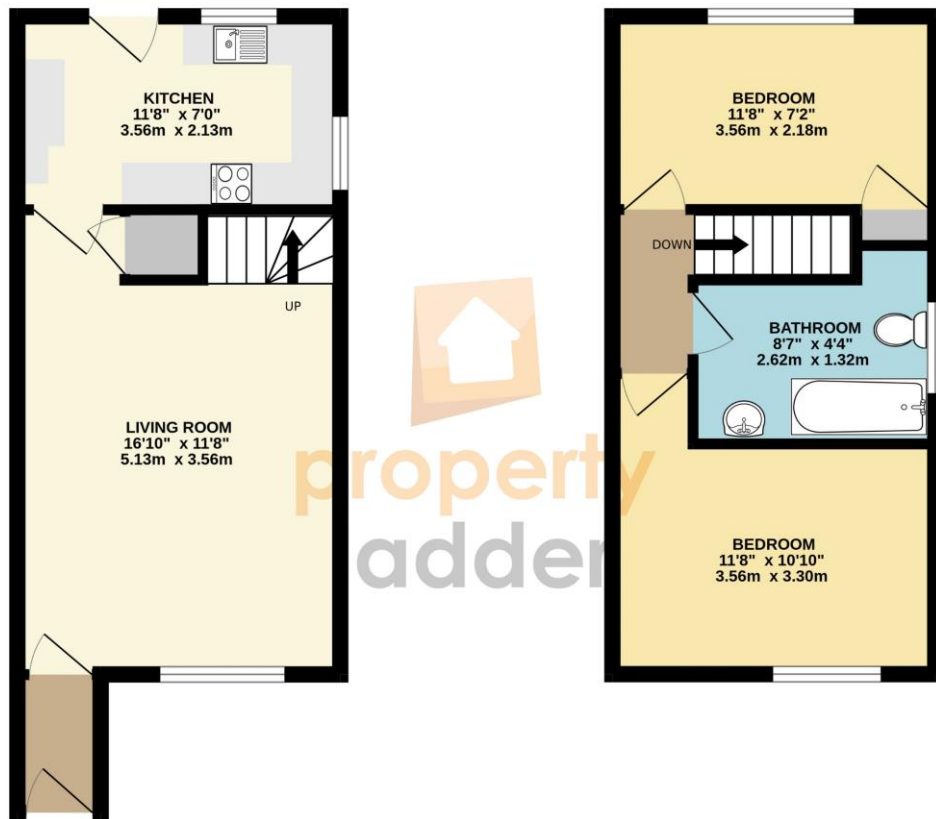


Outside

Outside, the property benefits from its own private driveway and garage. The property further enjoys a private rear garden with stunning open field views, offering a peaceful and picturesque outlook. The garden consists of laid lawn and patio area, proving low maintenance.

GROUND FLOOR
293 sq.ft. (27.2 sq.m.) approx.

1ST FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.1 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		
69-80	C		76 C
55-68	D	64 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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