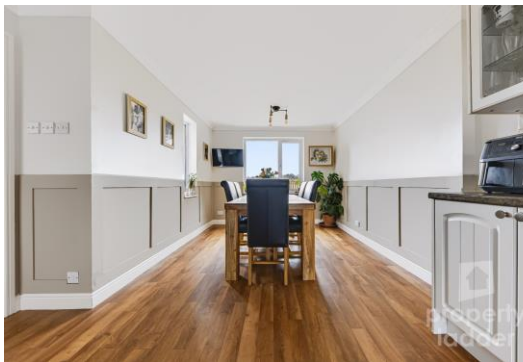


# propertyladder



Arthurton Road, Spixworth, NR10 3QZ  
A Beautifully Presented Three Bedroom Detached Home.

£325,000 FREEHOLD



# *A Bright Home With Open Views*

Offering a fantastic opportunity to acquire a well presented detached home in the village of Spixworth, this move in ready property benefits from an extended kitchen/dining room and picturesque field views to the rear!

The ground floor comprises an entrance porch, convenient ground floor WC, comfortable living room, conservatory and a particularly impressive extended kitchen/dining room, providing excellent space for both everyday family life and entertaining, whilst enjoying pleasant views over the rear garden and the open fields beyond. Upstairs, the accommodation continues with three well-proportioned bedrooms arranged off a central landing, together with a family bathroom. With its generous living accommodation, attractive rear outlook and convenient village setting, this is an ideal home for those looking to enjoy both space and the charm of village living!



*“offering uninterrupted picturesque views and a pleasant sense of space and privacy”*



- Extended Kitchen/Dining Accommodation
- Three Bedrooms Off Landing
- Driveway & Garage
- Picturesque Field Views To Rear
- First Floor Family Bathroom
- Entrance Porch & Ground Floor WC
- Spacious Living Room & Conservatory
- Well Maintained Garden Backing Open Fields



## Location

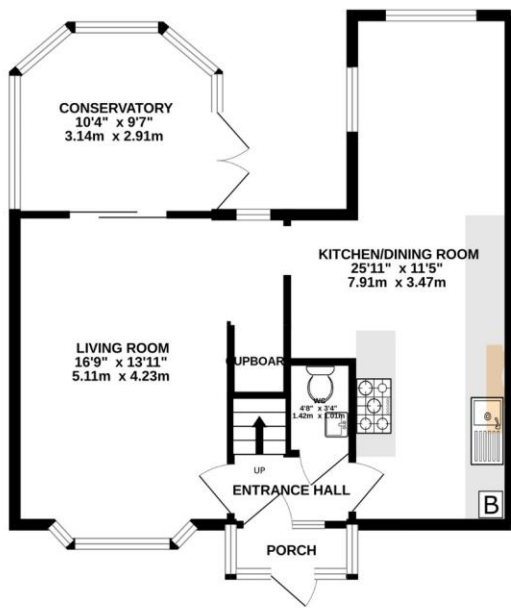
Spixworth is a popular and well served village located just a few miles north of Norwich, offering a perfect blend of countryside charm and modern convenience. The village benefits from a range of local amenities including a primary school, local shops, a post office, pubs, a pharmacy, and a doctor's 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!



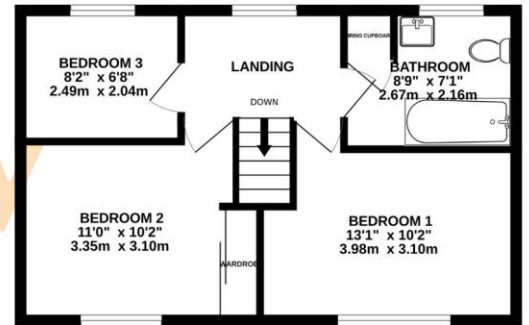
## Outside

Outside, the property benefits from a private driveway providing off road parking and access to the adjoining garage. The rear garden is fully enclosed and well maintained, featuring a generous patio area immediately adjoining the house, leading onto a well kept lawn and further complemented by an outdoor shed. A particular highlight is the property's position backing directly onto open fields, offering uninterrupted picturesque views and a pleasant sense of space and privacy.

**GROUND FLOOR**  
745 sq.ft. (69.2 sq.m.) approx.



**1ST FLOOR**  
399 sq.ft. (37.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1143 sq.ft. (106.2 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             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Council Tax Band: D

Local Authority: Broadland District Council

Services Connected: Mains Water, Mains Drainage, Mains Gas, Electricity



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Any information relating to the property which may be considered material should be verified by the purchaser and their legal adviser before entering into a contract.

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