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## Buxton Road, Spixworth, NR10 3PN

A Chain Free Three Bedroom Detached Bungalow!

GUIDE PRICE **£450,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# EXCEPTIONAL SPACE INSIDE AND OUT!

This spacious village bungalow, offered with no onward chain, is situated on a substantial plot, making it an ideal opportunity for buyers looking to renovate, extend or create their dream home. With a total floor area of approximately 1,636 square feet, the property features a versatile layout, including three well-sized bedrooms, two large living rooms, a separate dining room, a spacious kitchen, two bathrooms and a separate utility area! The master bedroom and living spaces are particularly spacious, offering excellent potential for redesign or modernisation. Whether you're looking to update the current layout or expand to suit your needs, this property offers incredible scope!



“ideal opportunity for buyers looking to renovate, extend or create their dream home”



## Overview

- Detached & Extended Bungalow
- Three Double Bedrooms
- Three Reception Rooms
- Large Driveway & Double Garage
- Approx. 0.40 Acre Plot (STMS)
- Two Bathrooms
- No Onward Chain
- Potential For Further Extension & Alteration
- Large Kitchen & Separate Utility Area
- Substantial Rear Garden Backing Fields





## Location

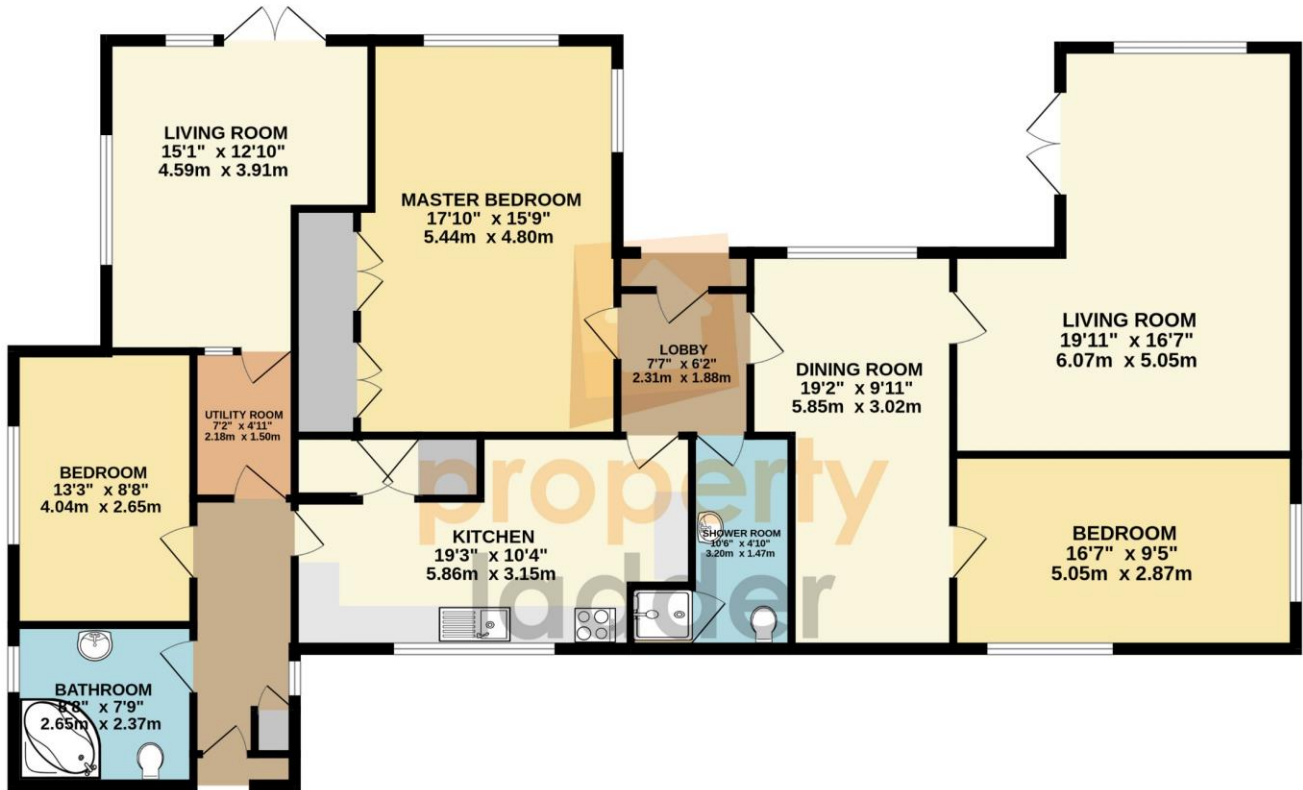
Spixworth is a popular village, located to the North of Norwich. The village is extremely well served, benefitting from two schools, a doctors, a dentist, a chemist, a small supermarket, a convenience store, two takeaways, a pub, a motel, a very active social club and village hall and of course, an Estate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



## Outside

The property occupies a generous plot, backing directly on to fields. A large shingle driveway offers ample off road parking, with a detached double garage adding even more convenience! The long stretching rear garden proves fully enclosed and non overlooked, consisting of a large patio area, laid lawn and mature shrubs and trees. The large plot provides ample space for future extensions (STPP) to further enhance the property.

**GROUND FLOOR**  
1636 sq.ft. (152.0 sq.m.) approx.



TOTAL FLOOR AREA : 1636 sq.ft. (152.0 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**

TBC

**COUNCIL TAX BAND: E**

**LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL**

**SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, OIL 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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