

# propertyladder



## Grant Road, Spixworth, NR10

An Extended And Chain Free, Two Bedroom Semi Detached Bungalow!

**GUIDE PRICE £235,000 FREEHOLD**



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# GENEROUS LIVING WITH FUTURE POSSIBILITIES!

Situated in the popular village of Spixworth, this chain free semi detached bungalow offers an exciting opportunity for buyers looking to renovate and modernise throughout!

The property features a generous entrance hall leading to a spacious triple aspect living room, which has been thoughtfully extended in previous years to create a bright and versatile living space. There are two well proportioned double bedrooms, a kitchen ready for updating, and a bathroom fitted with both a bath and separate shower. To the rear, a large conservatory provides additional living space with views over the garden.



*“garden is fully enclosed  
and non-overlooked”*



## Overview

- Renovation Required Throughout
- Two Double Bedrooms
- Extended Triple Aspect Living Room
- Large Driveway & Garage
- No Onward Chain
- Enclosed & Non Overlooked Garden
- Large Conservatory
- Guide Price £240,000 - £250,000



## 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, a large driveway provides ample off road parking and is complemented by the added convenience of a detached garage. The rear garden is fully enclosed and non-overlooked, offering a high degree of privacy and serving as a blank canvas for landscaping.

GROUND FLOOR  
979 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (91.0 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, ELECTRIC 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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