

propertyladder



Chestnut Avenue, Spixworth, NR10 3QH

A Chain Free, Four Bedroom Detached Village Home!

GUIDE PRICE £325,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

SPACIOUS MODERN HOME!

Nestled in the charming village of Spixworth, this wonderful detached home offers ample space and is ready for you to move in with no onward chain! The ground floor welcomes you with a cozy entrance porch, a handy WC, a beautifully equipped kitchen, and a stunning 29ft wide lounge diner at the rear that's perfect for family gatherings and entertaining. Upstairs, you'll find four generously sized bedrooms, all accessible from a central landing, along with a lovely family bathroom.

It's not just a house; it's a place to call home.

“ a stunning 29ft wide lounge diner at the rear that's perfect for family gatherings and entertaining ”



Overview

- DETACHED HOUSE
- FOUR BEDROOMS
- NO ONWARD CHAIN
- GARAGE & DRIVEWAY
- ENTRANCE PORCH
- GROUND FLOOR WC
- 29FT WIDE LOUNGE/DINER
- ENCLOSED GARDEN
- FIRST FLOOR BATHROOM





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 of course, an Estate Agents!

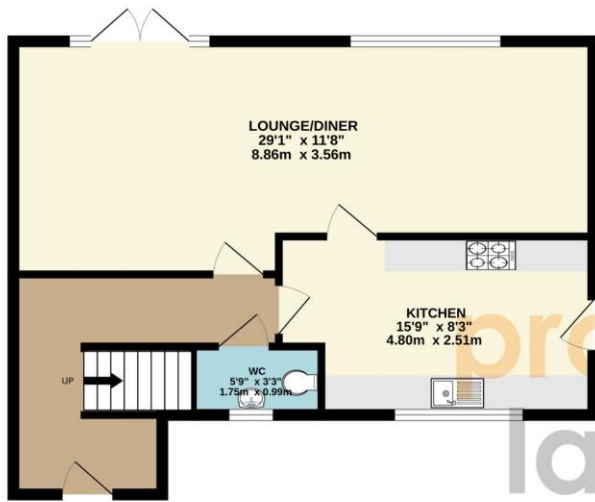


Outside

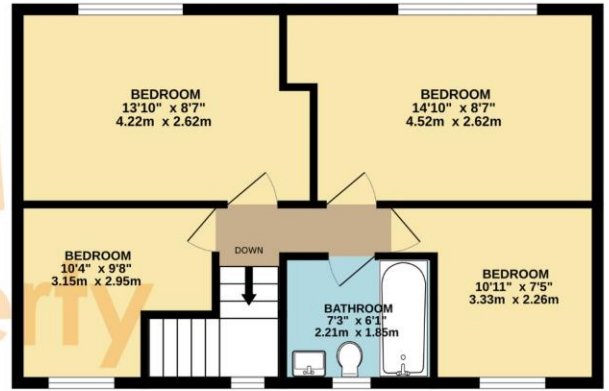
Outside, this charming property offers even more convenience with a garage and driveway, plus an additional parking space at the front.

The rear garden is a delightful retreat, fully enclosed for privacy, and generous in size. It's complete with a lawn, both patio and decking areas for relaxing and entertaining, and a raised planter bed to indulge your green thumb.

GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.8 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		84 B
69-80	C	72 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, 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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