

# propertyladder



## Arthurton Road, Spixworth, NR10 3QX

A Chain Free, Detached House in Spixworth!

**GUIDE PRICE £325,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# FAMILY HOME WITH CHARM!

This detached home, sold with no onward chain, boasts extended living/dining accommodation and a thoughtfully executed garage conversion. The ground floor begins with an entrance lobby, leading into a large living room featuring an exposed brick fireplace, which flows seamlessly into a spacious dining area. The kitchen is well-sized and benefits from a water softener, while the garage conversion provides a ground-floor bedroom and shower room, ideal for guests or flexible use. Upstairs, the property includes three bedrooms and a modern family bathroom with both a bath and a separate shower.



“a large living room featuring an exposed brick fireplace, which flows seamlessly into a spacious dining area”



## Overview

- DETACHED HOUSE
- EXTENDED LIVING/DINING ACCOMMODATION
- CONVERTED GARAGE TO SHOWER ROOM & BEDROOM
- NO ONWARD CHAIN
- FOUR BEDROOMS
- GROUND FLOOR & FIRST FLOOR BATHROOMS
- ENCLOSED & LOW MAINTENANCE GARDEN
- DRIVEWAY FOR THREE VEHICLES



## Location

Nestled just a stone's throw away from the vibrant city of Norwich, Spixworth is a charming village that offers a tranquil retreat without sacrificing convenience. Residents enjoy a close-knit community atmosphere, with amenities such as an infant and junior school, a dental practice, and a variety of shops and services, including an estate agent! Spixworth represents an idyllic setting for those seeking a peaceful lifestyle within easy reach of city amenities.



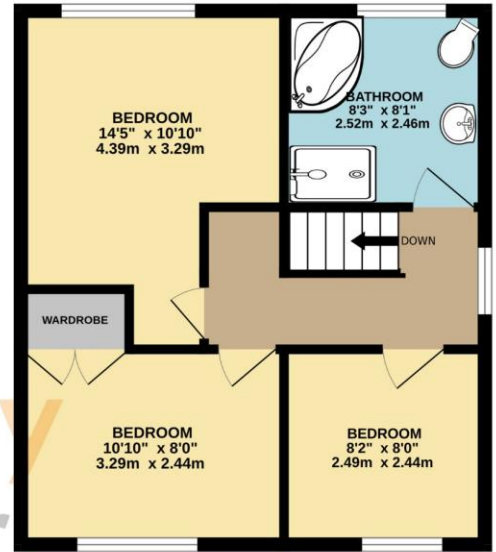
## Outside

This garden offers a practical and inviting space, ideal for relaxation or entertaining. The covered patio area ensures you can enjoy the outdoors in any weather, while integrated lighting creates a cosy atmosphere after dark. A discreet sound system adds to the ambiance, perfect for entertaining guests. Additionally, heating elements make the space comfortable during cooler evenings, making the garden a year-round retreat. Low-maintenance landscaping and thoughtful design make it both functional and visually appealing.

GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

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		



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## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.



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propertyladderonline.com

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