



## Arthurton Road, Spixworth, NR10

An End Terrace Cul-De-Sac Home Featuring Three/Four Bedrooms!

GUIDE PRICE **£280,000** FREEHOLD



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# FLEXIBLE LIVING WITH STANDOUT VERSATILITY!

An end terrace home situated within a quiet cul-de-sac in the popular village of Spixworth, offering versatile accommodation thanks to a thoughtfully converted garage!

The property comprises an entrance hall, ground floor WC, and fitted kitchen, along with a spacious living room and an additional reception room/fourth bedroom created from the garage conversion. To the first floor, three well proportioned bedrooms lead off the landing, accompanied by a family bathroom, making this an ideal home for growing families or those seeking flexible living space!



*“ an additional reception room/fourth bedroom created from the garage conversion ”*



## Overview

- End Terrace House
- Three Bedrooms/Four Bedrooms
- Two Reception Rooms
- Ground Floor WC & First Floor Bathroom
- Private Driveway Situated To Side Of House
- Converted Garage Offering Reception Room/Fourth Bedroom
- Enclosed Low Maintenance Garden
- Quiet Cul-De-Sac Of Spixworth
- Entrance Hall & Fitted Kitchen





## 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.

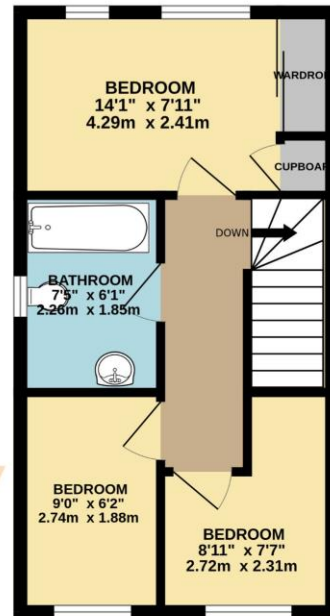
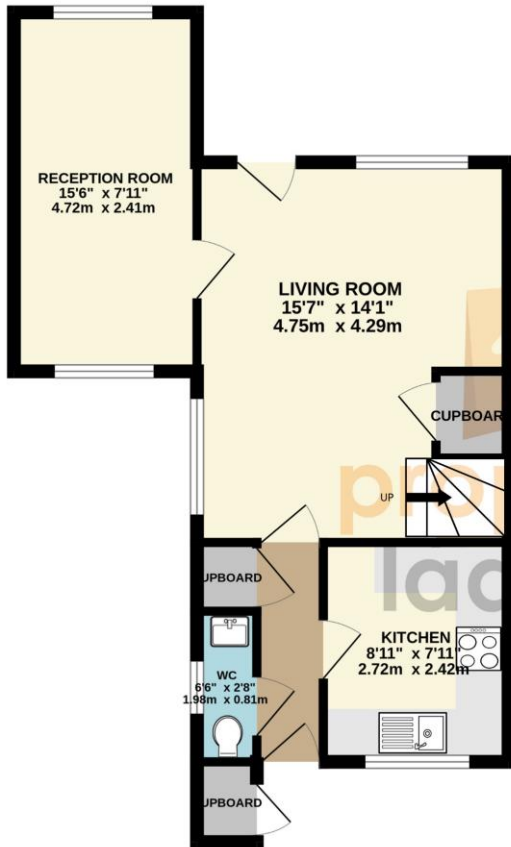


## Outside

Outside, the property benefits from off road parking with a driveway situated directly to the side of the house. The rear garden proves fully enclosed and extremely low maintenance, consisting of artificial lawn & patio area.

GROUND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.

1ST FLOOR  
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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.  
Made with Metropix ©2023

FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: B

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.

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.