



## Park Road, Spixworth, NR10

AN EXTENDED AND STYLISH DETACHED FOUR BEDROOM CHALET!

GUIDE PRICE **£500,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# MODERN ELEGANCE MEETS EVERYDAY EASE!

A welcoming entrance hall leads into a bright and airy living room with a large front window that floods the space with natural light. To the rear, the home opens up into a stunning open-plan kitchen, dining and living area – the true heart of the property. This impressive space features shaker-style cabinetry, integrated appliances, a central island, and a ceiling lantern that draws in light from above. Bi-fold doors open directly onto the garden, and underfloor heating beneath the premium flooring ensures year-round comfort.

The ground floor also provides two generous double bedrooms, a beautifully appointed bathroom finished with contemporary tiling and fittings, and a practical utility room with modern cabinetry and access to a useful brick-built store.

Upstairs, the principal bedroom enjoys a feeling of space and tranquillity, complete with a large built-in wardrobe and a stylish en-suite shower room. A further bedroom on this floor offers excellent versatility – ideal as a guest room, child's bedroom, or home office – with sloping ceilings adding charm and character.



**“the landscaped rear garden offers a lovely setting for relaxation and entertaining”**



## Overview

- **Stunning open-plan kitchen/dining/living space**
- **Bi-fold doors and ceiling lantern flooding light inside**
- **Underfloor heating in the kitchen-living area**
- **Stylish modern bathroom with quality fittings**
- **Spacious master suite with fitted wardrobes and en-suite**
- **Ground floor double bedrooms offering flexibility**
- **Utility room with fitted cabinetry and garden access**





## Location

The property is perfectly positioned within the popular village of Spixworth, known for its excellent local amenities and strong sense of community. The village offers a range of shops, a well-regarded primary school, pubs, and easy transport links to Norwich city centre - just a short drive away. Surrounded by countryside yet close to everything you need, it's an ideal setting for family life or anyone seeking a balance between rural calm and city convenience.



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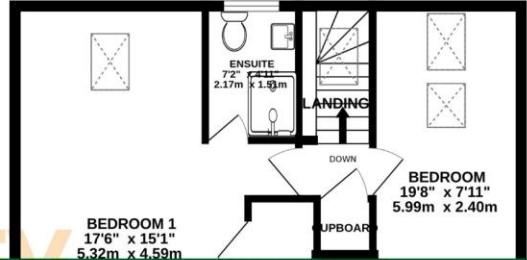
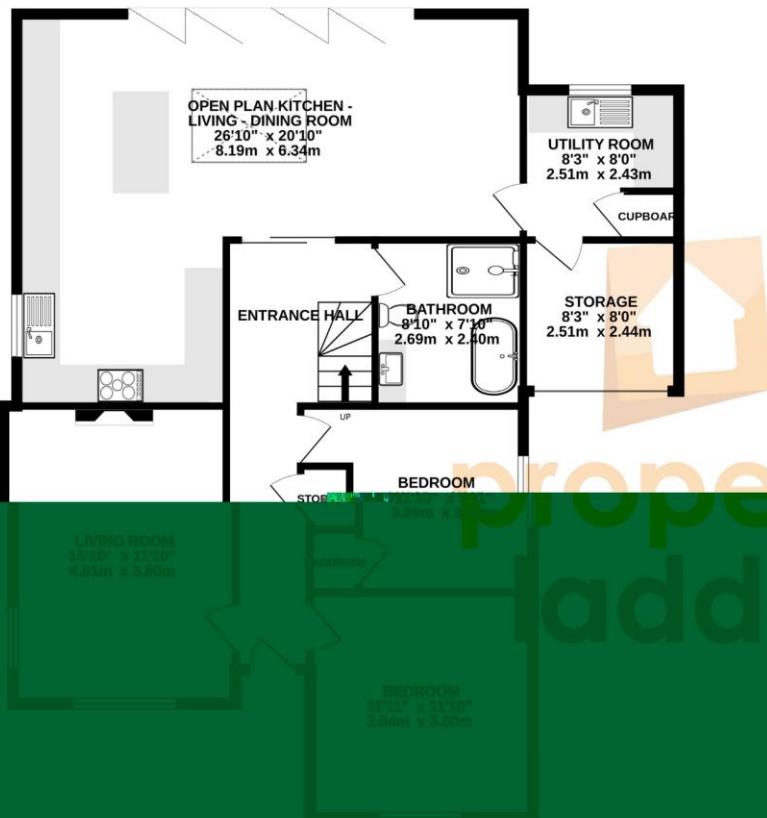
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## Outside

Outside, a large shingle driveway provides ample off-street parking, while the landscaped rear garden offers a lovely setting for relaxation and entertaining, featuring a paved patio, neat lawn, mature shrubs and trees.

GROUND FLOOR  
1187 sq.ft. (110.3 sq.m.) approx.

1ST FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1661 sq.ft. (154.3 sq.m) approx.

Whilst every effort has been made to ensure the accuracy of the fixtures described here, measurements of rooms, windows, doors and any other feature are approximate and no responsibility is taken for any error, omission or non-existence. The plan is for illustrative purposes only and should be used in conjunction with the property's sales particulars. The services, appliances and fixtures referred to have not been tested and no guarantee can be given for their condition or efficiency. All dimensions are approximate.

**FULL EPC AVAILABLE UPON REQUEST**

EPC - TBC

**COUNCIL TAX BAND: D**

**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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