

# propertyladder



## Giles Road, Spixworth, NR10

A Semi Detached Three Bedroom House In Spixworth!

**GUIDE PRICE** £270,000 to £280,000 *freehold*



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# OPEN LIVING WITH QUIET VILLAGE LIFE!

This well-presented semi-detached home in the village of Spixworth provides an ideal first home or a natural step up for a growing family! The property opens with an entrance lobby complete with a useful storage cupboard, leading into a spacious living room. To the rear, the house truly impresses with its open-plan layout, where the kitchen and dining area flow seamlessly into the conservatory, creating a bright and versatile reception space perfect for modern living. Upstairs, there are three bedrooms, two benefiting from built-in wardrobes, alongside a family bathroom offering both a bath and separate shower.



“garage with full power and electrics offers excellent additional storage, parking or workshop potential”



## Overview

- Guide Price £270,000 - £280,000
- Semi Detached House
- Three Bedrooms
- Open Plan Kitchen/Dining Accommodation
- Gated Driveway & Garage
- Bright & Airy Conservatory
- Family Bathroom With Separate Shower
- Private & Well Maintained Garden
- Entrance Lobby & Spacious Living Room
- Vendor Has Found Empty Related Purchase







## Location

Spixworth is a well-served and sought-after village just a few miles north of Norwich. The village offers a good range of local amenities, including shops, schools, pubs and recreational facilities, while also benefitting from excellent transport links into the city. For those who enjoy the outdoors, there are plenty of nearby countryside walks, yet Norwich city centre can be reached in under 15 minutes, making Spixworth a convenient and attractive place to live.

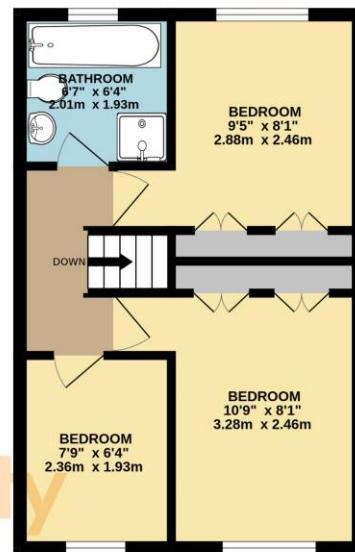
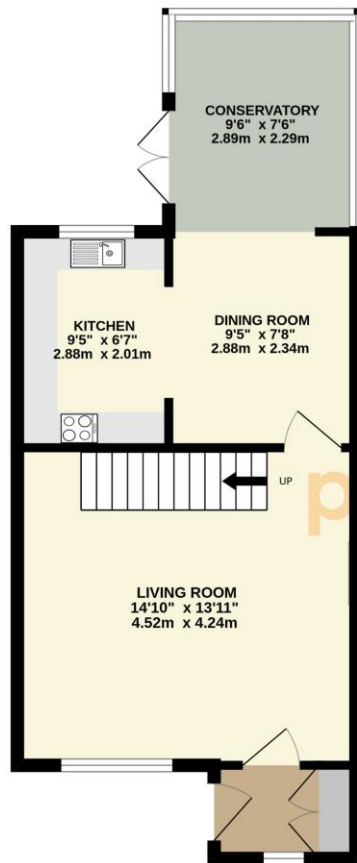


## Outside

Outside, the property is approached via a generous shingle driveway providing ample off-road parking, with the added benefit of gated access. A garage with full power and electrics offers excellent additional storage, parking or workshop potential. To the rear, the home enjoys a fully enclosed and non-overlooked garden. The outdoor space is thoughtfully laid out with a small patio area, a well-maintained lawn, and colourful flower beds that bring character and charm to the garden.

GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.

1ST FLOOR  
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 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	71 C	76 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.

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