



£325,000
Offers In Excess Of

1 Bedrooms
2 Reception Rooms
2 Bathrooms

Trafford Way, Spixworth, Norwich, Norfolk



The Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR
01603 432000

This impressive link detached home boasts lots of parking and garage, front and rear gardens, double glazing and gas central heating. The property is decorated in a contemporary style throughout and ideally suits families. The property is only short walk from local amenities and facilities and also only a short drive from the NDR and Norwich itself.

ENTRANCE HALL

With stairs to first floor and under stairs storage area.

WC

With WC and wash basin with splashbacks

LOUNGE

A well proportioned room with view to the front with feature panelled wall and ample space for sitting room furniture.

KITCHEN/DINING ROOM

A contemporary selection of shaker units in ivory and grey with complementing splashbacks and surrounds. Concealed boiler for central heating, plumbing for washing machine, space for dishwasher, gas hob and electric oven, space for fridge freezer. Ample room for a dining table this room having french doors giving access to the rear gardens and enjoys views over the rear as well.

LANDING

With doors to all rooms and Airing cupboard.

BEDROOM

A good size double bedroom with view to the front, with panelled wall, door to:-

ENSUITE

With shower unit with bifold door, WC and wash basin, all with ceramic tiled splashbacks and surrounds.

BEDROOM

A good size double bedroom with panelled wall and views overlooking open fields to the rear.

BATHROOM

Suite comprising panel bath, WC and wash basin with splashbacks and surrounds.



BEDROOM

A good single bedroom with Velux window to the rear, door to:-

BEDROOM

A large single bedroom with dormer window to the front, currently used as a home office.

OUTSIDE

The front of the property is a mature garden with shrubbery and plantings. There is a driveway with parking for two vehicles leading to an oversized brick garage under a pitched and tiled roof with rear personnel door.

To the rear there are gardens comprising of patio area with pathway adjacent to the garage replica grass lawn with further storage shed all enclosed by timber fencing and enjoying views over open fields beyond.

EPC Rating:

B

Council Tax:

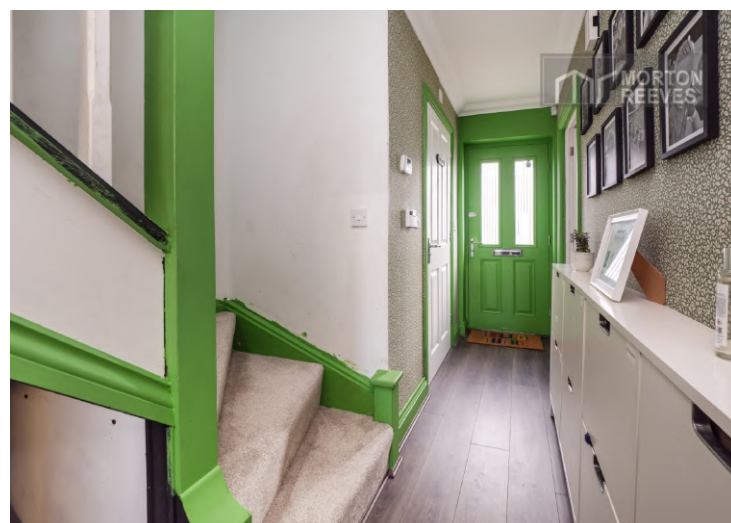
Band C

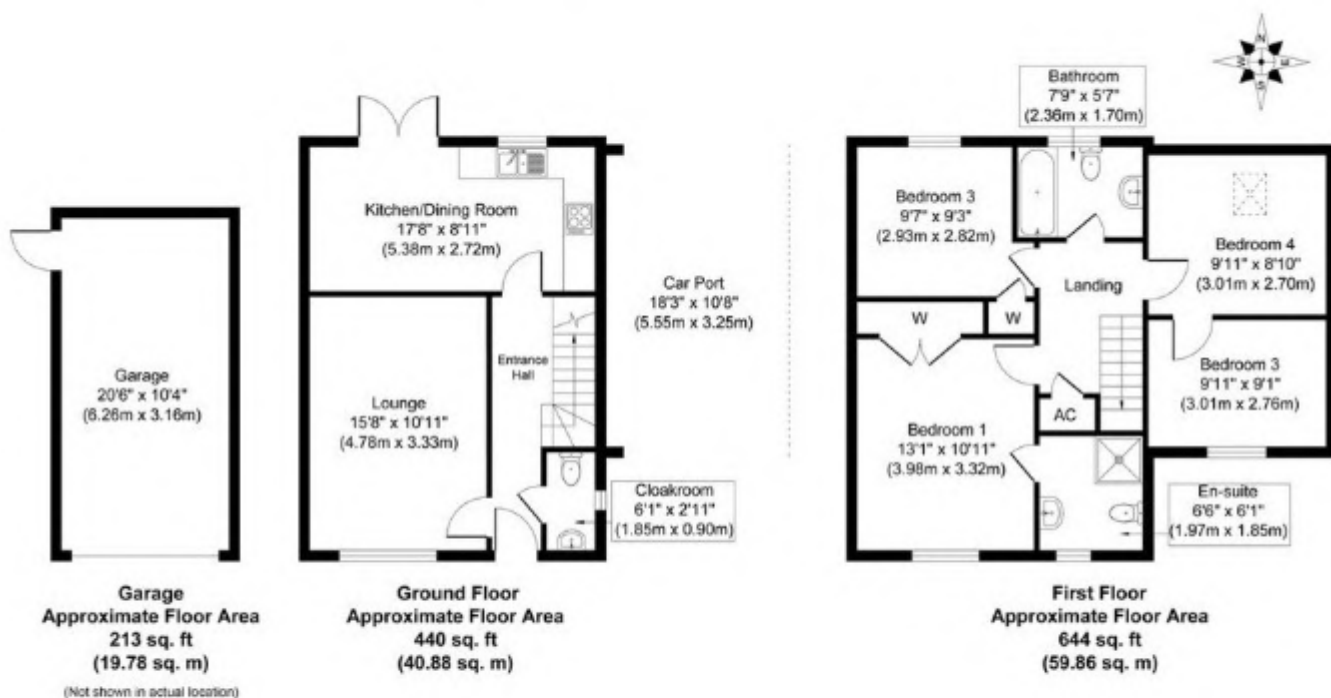
Local Authority:

Broadland District Council

Tenure:

Freehold





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT:

we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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