



THE STORY OF
17 Cedar Avenue

Spixworth, Norfolk

SOWERBYS





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17 Cedar Avenue

Spixworth, Norfolk
NR10 3PB

Entrance Hall

Cloakroom and Storage

Superb Kitchen/Breakfast Room

Fine Sitting Room with Access to the Garden

Three Well-Appointed First Floor Bedrooms

Modern Family Bathroom

Landscaped Garden to the Front

Garden with Raised Entertaining Deck

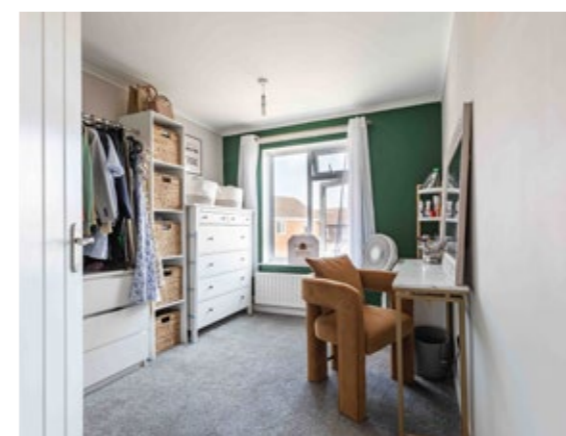
Separate Garage

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





This beautifully updated three-bedroom home offers the ideal blend of comfort and style, thoughtfully designed to create a relaxing haven away from the hustle and bustle of everyday life.

Step into a welcoming entrance hall, complete with a cloakroom and useful storage cupboard, leading into a spacious and sociable kitchen/ breakfast room. With generous worktops, ample storage, and a central island unit, this kitchen is both practical and perfect for entertaining.

The adjoining sitting room features a stylish, contemporary colour scheme, providing a cosy space to unwind or host friends. In the warmer months, double doors open onto a fabulous, raised deck, seamlessly connecting indoor and outdoor living, with a lawned garden beyond.

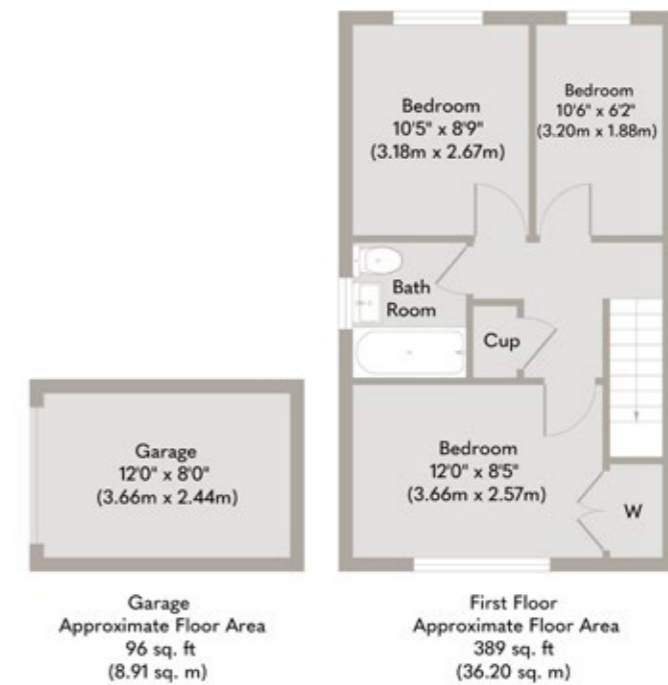
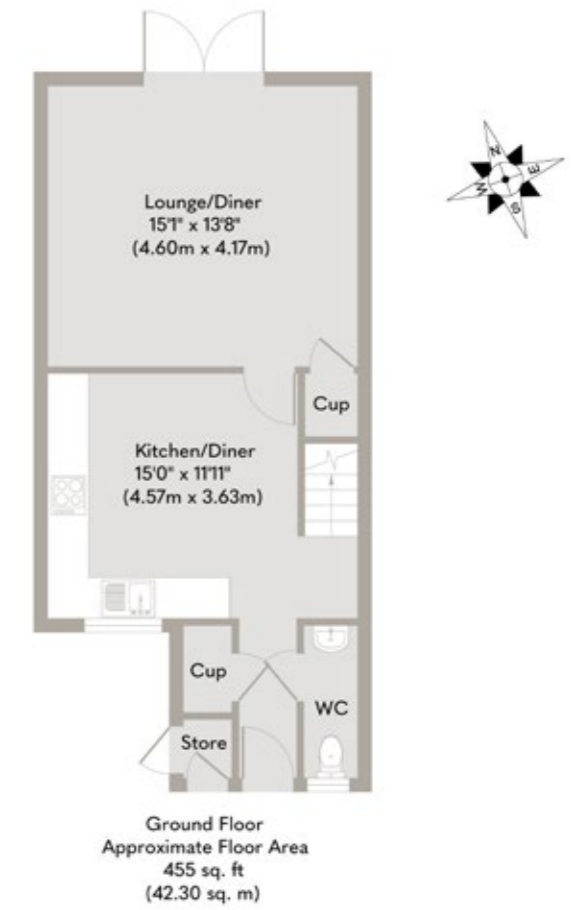
Upstairs, you'll find three well-proportioned bedrooms and a modern, well-appointed family bathroom, offering plenty of space for family or guests.

Outside, the front garden is designed for low maintenance, while the rear garden features a raised deck ideal for alfresco dining, alongside a good-sized lawn for relaxation or play. Parking is easy, with a garage and an additional space directly in front.



...thoughtfully designed
to create a relaxing haven
away from the hustle
and bustle of everyday
life.





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. 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.

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Spixworth

PEACEFUL, WELL-CONNECTED AND SUR-
ROUNDED BY NORFOLK COUNTRYSIDE

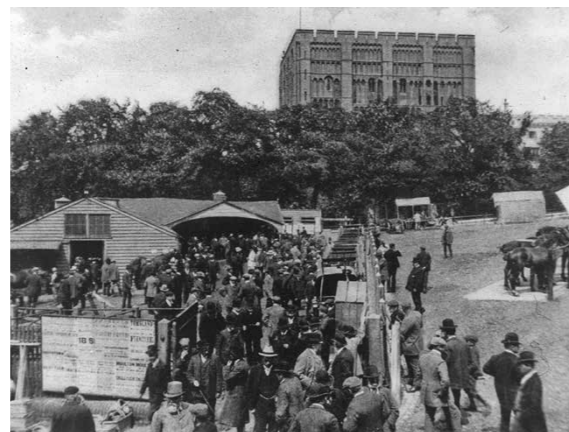
Nestled just a few miles north of Norwich, Spixworth embodies the serene charm of rural Norfolk while offering easy access to the cultural pulse of the historic city. This quaint village, surrounded by lush greenery and dotted with traditional Norfolk flint cottages, provides a peaceful sanctuary for families and nature enthusiasts alike.

Spixworth's appeal lies in its tranquil surroundings and close-knit community atmosphere. Residents enjoy a slower pace of life, with picturesque walks along quiet country lanes and expansive views of the Norfolk Broads just a stone's throw away. The village is renowned for its friendly locals and community events that celebrate its rich heritage and natural beauty.

The village offers modern amenities within easy reach. Local shops, quaint pubs serving hearty meals, and essential services cater to residents' daily needs, fostering a sense of convenience without compromising the area's peaceful ambience.

Despite its rural setting, Spixworth enjoys excellent connectivity. Norwich city centre is just a short drive away, offering cultural attractions, shopping districts, and educational institutions such as the University of East Anglia. Direct road links and reliable public transport ensure easy access to nearby towns and cities, making Spixworth an ideal choice for commuters and families seeking both tranquility and convenience.

Whether you're drawn to its historic charm, natural beauty, or sense of community, Spixworth offers a unique blend of rural tranquility and modern comfort. It's a place where time slows down, allowing residents to savor life's simple pleasures amidst Norfolk's unspoiled landscapes.



Note from Sowerbys



“The Adjoining sitting room features a stylish, contemporary colour scheme, providing a cosy space to unwind or host friends.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 8883-7925-5500-7147-7926

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///dark.gentle.pets

AGENTS NOTE

The property is owned by a Sowerbys member of staff.

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

