

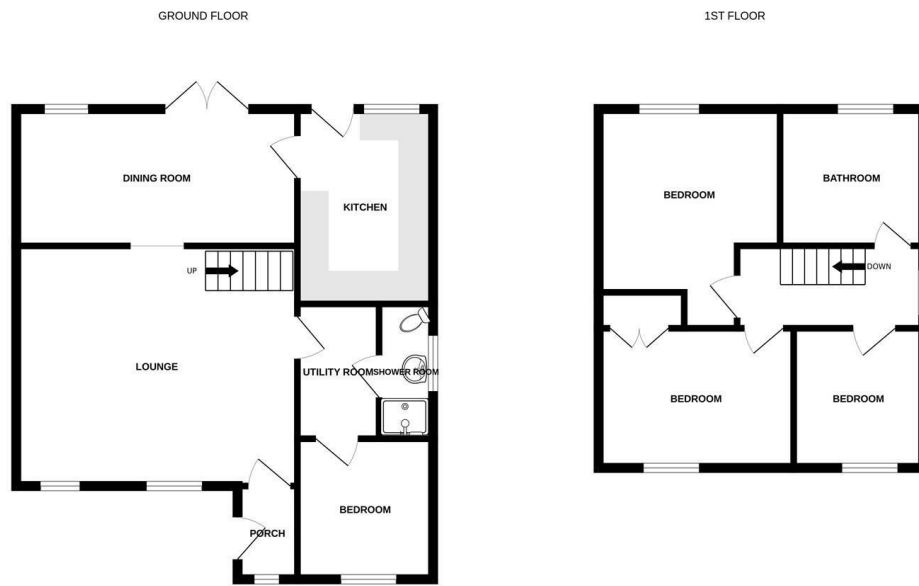


93 Arthurton Road | Spixworth | Norwich | NR10 3QX

Guide Price £340,000

GUIDE PRICE £340,000-£350,000**DETACHED FAMILY HOME OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, FOUR BEDROOM, DETACHED HOUSE situated in the highly sought after village of Spixworth. Accommodation comprising entrance porch, lounge, dining room, kitchen, bedroom, shower room and utility area to the ground floor. On the first floor there are three more bedrooms and a bathroom off landing. Outside there is a FRONT DRIVEWAY PROVIDING OFF ROAD PARKING and to the rear there is a PRIVATE, LANDSCAPED GARDEN WITH A COVERED PATIO SEATING AREA. The house benefits from double glazing, gas heating, water softener and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent family home so be quick to book a viewing.





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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Location

The popular village of Spixworth is well served by a great selection of local amenities including infant and junior schools, doctor and dentist surgeries, village hall and pub. There are regular public transport links to and from Norwich city centre with ease of access to the NDR and The Norfolk Broads.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Lounge 16'9" x 14'2"

Dining Room 17'2" x 8'1"

Kitchen 11'5" x 8'1"

Bedroom Four 8'2" x 8'2"

Utility Area 8'0" x 4'9"

Shower Room 8'0" x 3'1"

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'6" x 10'10"

Bedroom Two 10'10" x 8'0"

Bedroom Three 8'2" x 8'1"

Bathroom 8'3" x 8'2"

Outside Front

Driveway providing off road parking.

Outside Rear

Sheltered patio seating area ideal for entertaining, mature plants, shrubs and trees, storage area, enclosed by fencing with side gate access.

Local Authority


Broadland District Council, Tax Band C

Tenure

Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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