



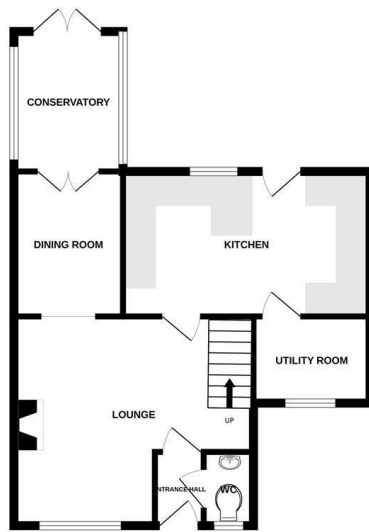
3 Fieldfare Close | Spixworth | Norwich | NR10 3RA

Offers In Excess Of £285,000

****STUNNING EXTENDED FAMILY HOME IN A QUIET CUL-DE-SAC**** Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, FOUR BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after village of Spixworth. Accommodation comprising entrance hall, lounge, dining room, modern kitchen, utility room, conservatory and WC to the ground floor. On the first floor there are FOUR BEDROOMS and a bathroom off landing with one bedroom having a dressing room/study area. Outside there is a DRIVEWAY to the front providing off road parking and to the rear there is an enclosed garden with a timber decking seating area. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property makes a great family home so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



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 Hall

Door to lounge and WC.

Lounge 15'10" x 14'0"

Double glazed window, radiator, stairs to first floor.

Dining Room 10'4" x 7'1"

Patio doors, radiator.

Kitchen 16'6" x 10'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated dishwasher and wine cooler, space for fridge/freezer, double glazed window, door to rear.

Utility Room 6'11" x 6'3"

Fitted wall and base units with worktops over, sink and drainer, space for washing machine, double glazed window.

Conservatory 8'11" x 6'11"

Double glazed construction with patio doors to garden.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 12'9" x 8'5"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 11'1" x 7'3"

Double glazed window, radiator.

Bedroom Three 7'8" x 7'1"

Double glazed window, radiator, dressing room/study area measuring at 2.16m x 1.50m.

Bedroom Four 9'10" x 7'1"

Double glazed window, radiator.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Driveway providing off road parking.

Outside Rear

Timber decking seating area, lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

Tenure


Freehold

Utilities

Full fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Broadland District Council, Tax Band C

Tenure

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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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