



8 Rosa Close | Spixworth | Norwich | NR10 3NZ

£335,000

****GUIDE PRICE £335,000 TO £350,000**STUNNING EXTENDED FAMILY HOME****

Gilson Bailey are delighted to present this beautifully maintained and extended 3/4 bedroom semi-detached home, tucked away in a peaceful position within the highly sought-after village of Spixworth. Offering versatile and spacious accommodation, the ground floor comprises a welcoming entrance hall, bright lounge, separate dining room, modern kitchen, useful utility room, WC and an additional bedroom/office – ideal for guests or working from home. Upstairs provides three further bedrooms, a family bathroom and separate WC. Outside, the property boasts a newly laid driveway to the front, providing ample off-road parking, while to the rear lies a well-kept garden with a patio seating area, perfect for entertaining or relaxing. Benefiting from gas central heating, double glazing and presented in excellent condition throughout, this superb home makes an ideal family purchase and early viewing is strongly advised.





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

Doors to lounge and bedroom/office.

Lounge 16'3" x 10'7"

Double glazed window, radiator, stairs to first floor.

Dining Room 8'4" x 7'6"

Double glazed window, radiator.

Kitchen 15'7" x 15'2"

Fitted wall and base units with worktops over, sink and drainer, fitted induction hob and double oven, integrated fridge/freezer and dishwasher, double glazed window, velux windows, patio doors, radiator.

Utility Room 7'6" x 6'6"

Fitted wall and base units with worktops over, sink and drainer, space for washing machine and tumble dryer, cupboard.

Bedroom/Office 13'6" x 7'4"

Double glazed window, radiator, storage cupboard.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to three bedrooms, bathroom and WC.

Bedroom One 13'3" x 8'9"

Double glazed window, radiator.

Bedroom Two 10'4" x 9'8"

Double glazed window, radiator.

Bedroom Three 10'4" x 8'9"

Double glazed window, radiator.

Bathroom 7'8" x 6'5"

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

WC

Low level WC, hand wash basin, frosted double glazed window.

Outside Front

Driveway providing off road parking.

Outside Rear

Two patio seating areas, lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing with side access.

Local Authority

Broadland District Council, Tax Band B.

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	

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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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