

# propertyladder



## Godfrey Road, Spixworth, NR10 3NJ

Extended Three Bedroom Detached Bungalow!

**GUIDE PRICE** £250,000 - £280,000 freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# OPPORTUNITY KNOCKS!

The bungalow has been thoughtfully extended to provide spacious detached accommodation. It features three well-proportioned bedrooms, offering ample space for family living or guest accommodation. The fitted kitchen is functional and ready for your personal touch, while the shower room is conveniently located to serve all bedrooms. The generous living room provides a comfortable space for relaxation and entertaining, and the addition of a conservatory allows for a bright and airy retreat, perfect for enjoying the garden views year-round.



“generous living room provides a comfortable space for relaxation and entertaining”



## Overview

- DETACHED BUNGALOW
- NO ONWARD CHAIN
- THREE BEDROOMS
- EXTENDED
- LARGE LIVING ROOM
- CONSERVATORY
- AMPLE OFF STREET PARKING
- POPULAR VILLAGE LOCATION
- GAS CENTRAL HEATING
- MUST BE SEEN!







## Location

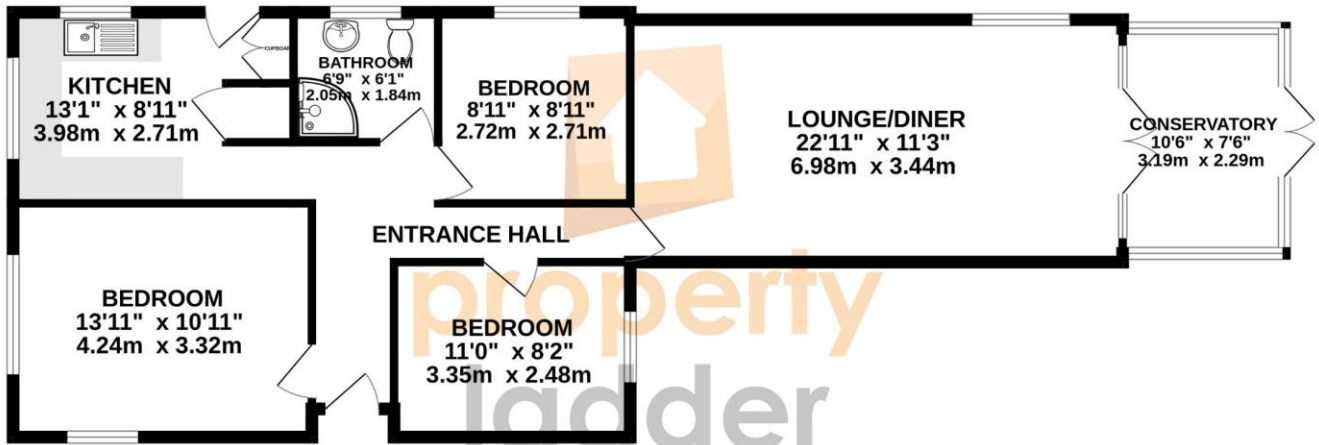
This extended detached bungalow, is situated in a prime position within the well-served village of Spixworth. This bungalow benefits from close proximity to local amenities, schools, and transport links, making it an ideal choice for families and commuters alike. Don't miss this unique opportunity to transform this property into your perfect home.



## Outside

Set on a mature plot, the property boasts good levels of parking, with the potential to create even more if desired. The enclosed rear garden is a highlight, featuring a patio area ideal for outdoor dining, a charming pond, and a sectional detached garage that offers additional storage or workshop space.

## GROUND FLOOR 900 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 sq.m.) approx.

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.  
Made with Metropix ©2024

**AGENTS NOTE: THIS PROPERTY HAS SPRAY FOAM INSULATION IN THE LOFT AND AS SUCH, A MORTGAGE MAY BE HARD TO OBTAIN. WE RECOMMEND YOU SPEAK TO A MORTGAGE ADVISOR TO TAKE ADVICE ON THIS.**

**FULL EPC AVAILABLE UPON REQUEST**

**COUNCIL TAX BAND: C**

**LOCAL AUTHORITY:** BROADLAND DISTRICT COUNCIL

**SERVICES CONNECTED:** MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, MAINS GAS

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**BRITISH  
PROPERTY  
AWARDS**

2023 & 2024

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

f

@

98 Crostwick Lane, Spixworth, NR10 3NQ

**T 01603 898100**

propertyladderonline.com

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.