



## Hawthorn Close, Spixworth, NR10 3RD

Renovated Three Bedroom Detached Bungalow!

Asking Price Of **£315,000** **FREEHOLD**



BRITISH  
PROPERTY  
AWARDS

2023 & 2024



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# COMBINATION OF COMFORT & STYLE!

Located within a quiet cul-de-sac of Spixworth, this beautifully renovated and extended detached bungalow offers modern, yet practical living. The property offers a convenient entrance porch leading into a stunning 21ft kitchen diner, complete with ample worktop space, contemporary finishes, and a skylight. This space seamlessly flows into a generous 25ft living room, perfect for relaxation or entertaining. Off the hallway, you'll find three well-proportioned bedrooms and a stylish, fully modernised bathroom featuring both a bath and a separate shower. This exceptional home combines comfort, style, and practicality in a popular village!

**“stunning 21ft kitchen diner, complete with ample worktop space, contemporary finishes, and a skylight”**



## Overview

- **Guide Price £315,000**
- **Detached Bungalow**
- **Recently Renovated & Extended**
- **Three Bedrooms**
- **Modern & Open Plan Kitchen Diner**
- **Bathroom With Walk In Shower**
- **Garage & Two Driveways**
- **Quiet Cul-De-Sac In Spixworth**
- **Enclosed & Private Rear Garden**
- **Must Be Seen!**





## Location

Spixworth is a popular village, located to the North of Norwich. The village is extremely well served, benefitting from two schools, a doctors, a dentist, a chemist, a small supermarket, a convenience store, two takeaways, a pub, a motel, a very active social club and village hall and of course, an Estate Agents!



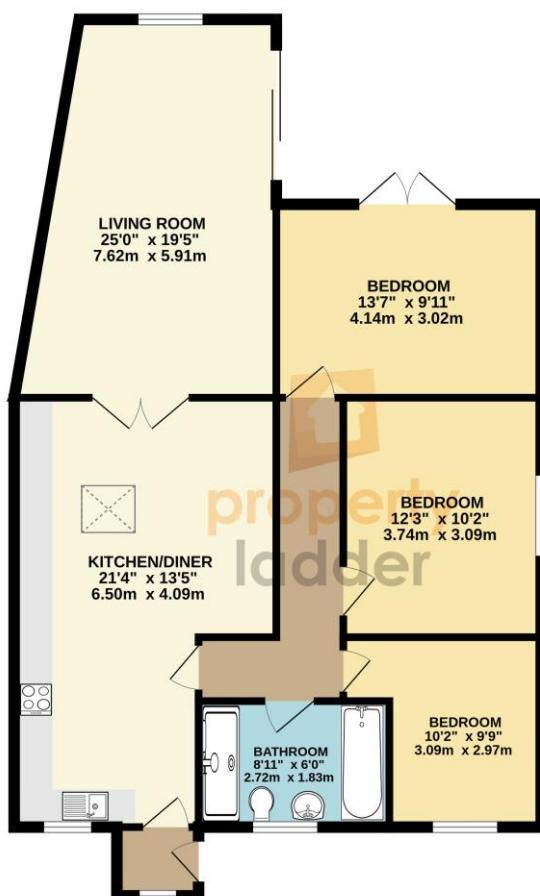
propertyladder



## Outside

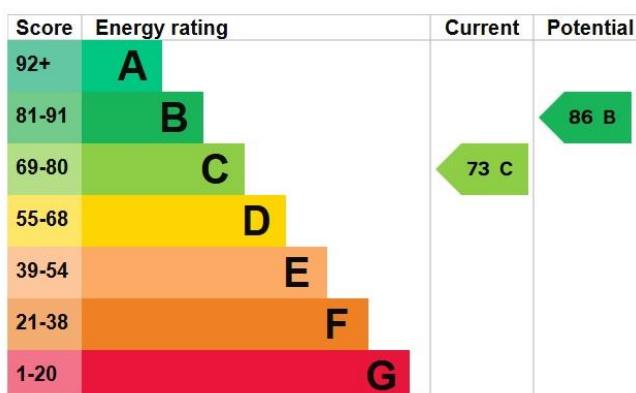
Outside, the property offers ample off road parking with its two shingle driveways situated to the side and front, with the side driveway allowing access to the properties garage. The rear garden proves fully enclosed and low maintenance, consisting of laid lawn, with flower bed boarders and a soon to be finished patio area.

GROUND FLOOR  
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.  
Whilst every effort is made to ensure the accuracy of the information contained here, no measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be read 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 ©2022

**FULL EPC AVAILABLE UPON REQUEST**



## Selling your home?

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

**COUNCIL TAX BAND: C**

**LOCAL AUTHORITY:** BROADLAND DISTRICT COUNCIL

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



98 Crostwick Lane, Spixworth, NR10 3NQ  
**T 01603 898100**  
[propertyladderonline.com](http://propertyladderonline.com)

**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.