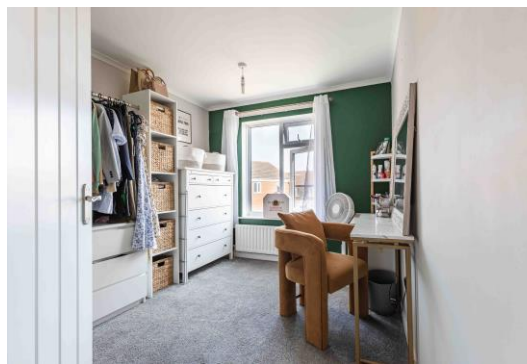


propertyladder



Cedar Avenue, Spixworth, NR10 3PB

Stylish And Well-Kept Three-Bedroom Home!

GUIDE PRICE £250,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

YOUR SANCTUARY - STYLISH AND SERENE!

Step inside and you're welcomed by a bright entrance hall with useful storage and a ground floor WC- perfect for guests or busy family life. The heart of the home is the generous kitchen/diner, complete with sleek worktops, great cupboard space, and a central island that doubles as a casual eating spot or prep station. It's a kitchen made for both cooking and conversation. To the rear, the living room is a relaxing space finished in warm, contemporary tones. Double doors lead straight out to a raised decked terrace, ideal for sunny-day lounging or evening entertaining. The enclosed garden beyond provides space to play, grow or simply unwind. Upstairs, the accommodation includes three comfortable bedrooms and a stylish, modern family bathroom. Whether you need room for family, guests, or home working- this layout offers great flexibility.



“the generous kitchen/diner, complete with sleek worktops, great cupboard space, and a central island that doubles as a casual eating spot or prep station”



Overview

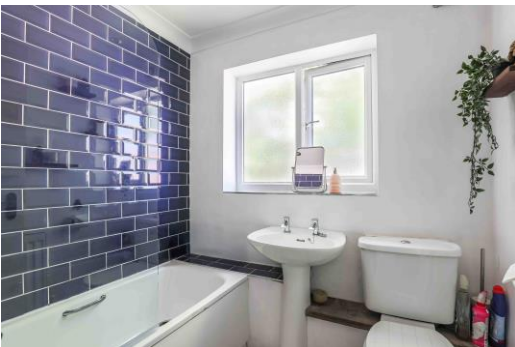
- Generous kitchen/diner with island unit
- Cosy lounge with direct garden access
- Double doors open to raised decked terrace
- Smart modern family bathroom
- Ground floor WC & handy storage
- Private, enclosed rear garden with lawn
- Low-maintenance front garden
- Garage with additional parking space
- Quiet, well-connected residential setting





Location

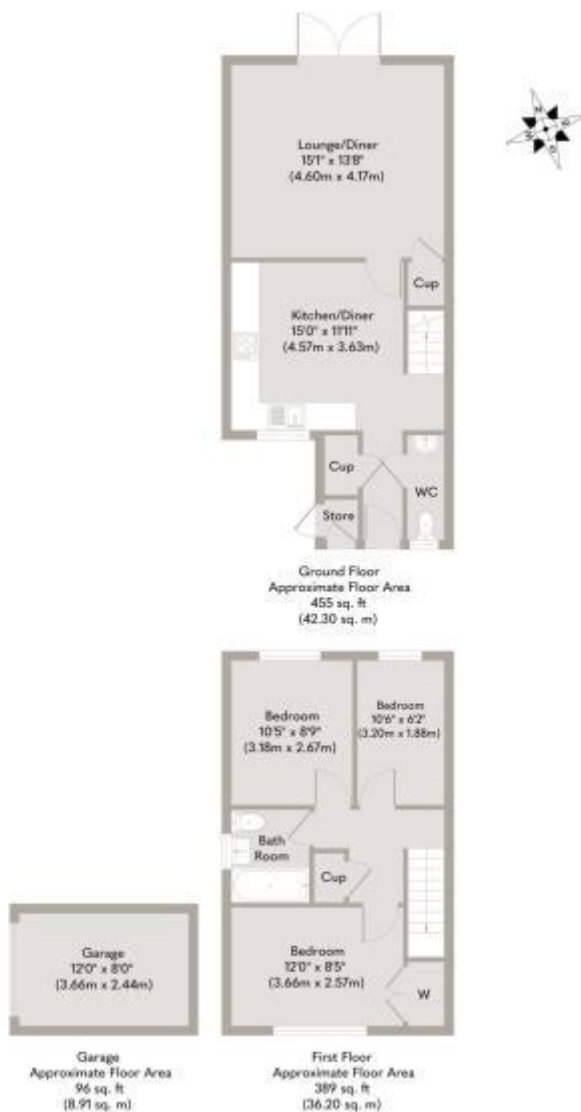
Located just five miles north of Norwich, Spixworth is a well-served and popular village offering the perfect mix of convenience and community. With a range of local amenities including a Co-op supermarket, primary school, doctors' surgery, pharmacy, and takeaway options, everything you need is close at hand. The village has a friendly, established feel and is surrounded by attractive countryside, ideal for walks or bike rides. Excellent bus links and easy access to the NDR and Norwich itself make commuting simple, while nearby Norwich Airport offers further travel options.



Outside

Outside, there's a low-maintenance front garden, a private rear garden with that all-important decking area, and a garage with additional driveway parking right in front.

A great all-rounder, this home would suit a range of buyers looking for turn-key living in a well-connected location.



FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Selling your home?

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

COUNCIL TAX BAND: B

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

**BRITISH
PROPERTY
AWARDS**
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(NR10-16)

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