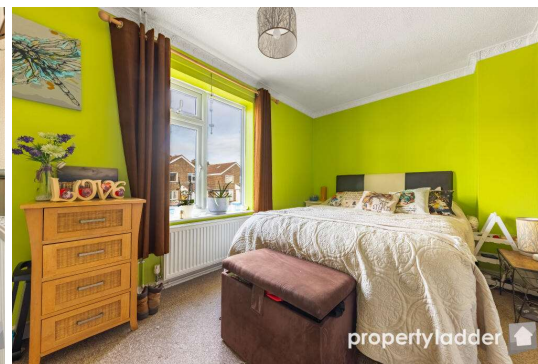


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Cedar Avenue, Spixworth, NR10

A three bedroom, end terrace home with garage and generous kitchen!

£250,000 Freehold



**BRITISH
PROPERTY
AWARDS**

2023 & 2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

END OF TERRACE VILLAGE HOME

Located in the popular village of Spixworth, this well presented end terrace house offers an ideal first or family home. The property features an entrance hall and a versatile ground floor utility room, currently used for storage but easily adaptable into a convenient WC. The modern kitchen is notably larger than those found in similar nearby terrace homes, while the spacious living room opens into a conservatory, currently used as a dining area. Upstairs, there are three generously sized bedrooms and a contemporary bathroom suite.



“The property benefits from an en-bloc garage situated immediately next to the garden”

Overview

- End Terrace House
- Three Bedrooms
- Garage Located Directly Beside Garden
- Larger Than Average Kitchen
- Ground Floor Utility Room
- Enclosed Garden
- First Floor Bathroom
- Ideal First Home In Village





Location

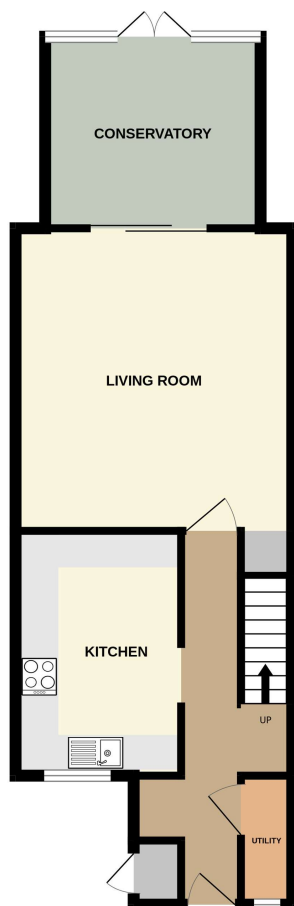
Spixworth is a popular and well-served village located just a few miles north of Norwich, offering a perfect blend of countryside charm and modern convenience. The village benefits from a range of local amenities including a primary school, local shops, a post office, pubs, a pharmacy, and a doctor's surgery. There are also sports and recreation facilities, as well as scenic countryside walks right on the doorstep. Excellent transport links make Spixworth ideal for commuters, with regular bus services to Norwich city centre and easy access to the NDR and A1270, connecting to the wider road network.



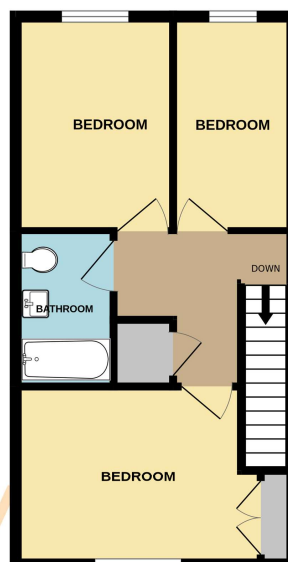
Outside

Outside, the property benefits from an en-bloc garage situated immediately next to the garden, with a private garden gate providing direct access to the garage's front door. The fully enclosed rear garden boasts a large decking area and an outdoor kitchen space, making it perfect for entertaining family and friends!

GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



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TOTAL FLOOR AREA : 894 sq.ft. (83.1 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.
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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: B

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

Selling your home?

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

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