

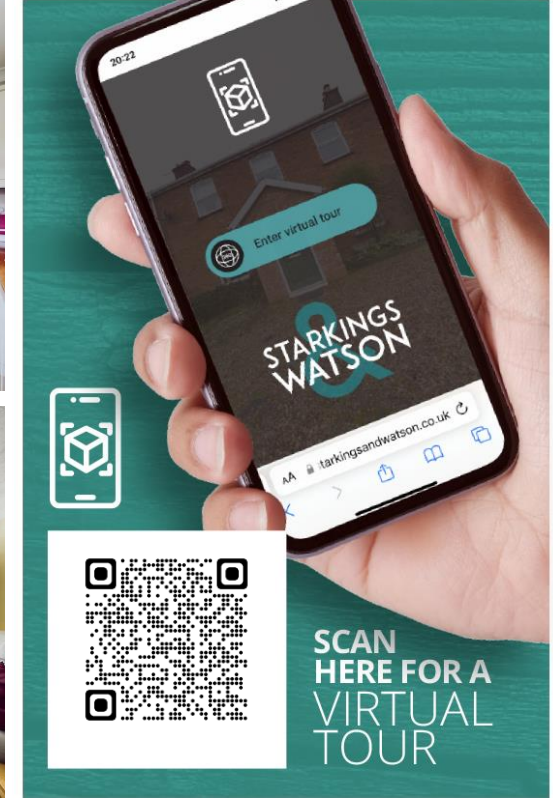
CHESTNUT AVENUE

Spixworth, Norwich NR10 3QH

Freehold | Energy Efficiency Rating : C

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FOR SALE
PROPERTY



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- Detached Family Home
- Well Presented & Extended
- Stunning Kitchen/Dining Room
- Large Sitting/Dining Room
- Three Ample Bedrooms
- Further Study Room/Bedroom
- Large Private Garden & Driveway
- Cul De Sac Location Opposite Green Space

IN SUMMARY

Presented in IMMACULATE ORDER, this DETACHED THREE BEDROOM FAMILY HOME has been upgraded and EXTENDED over the years creating a WONDERFUL FAMILY HOME with the benefits of a MAGNIFICENT KITCHEN/Dining Room and utility, the heart of the home! In addition you will find a porch entrance and then large main sitting room with dining area. There is also another reception space to the rear or possible FOURTH BEDROOM if required. On the first floor there are THREE AMPLE BEDROOMS and a well fitted family bathroom with shower. The property is located at the very end of a small cul-de-sac and sides onto EXPANSIVE GREEN SPACE creating a sense of space and excellent for family life! There is also a LARGE SHINGLED DRIVEWAY to the front and garage and to the rear a GENEROUS private rear garden.

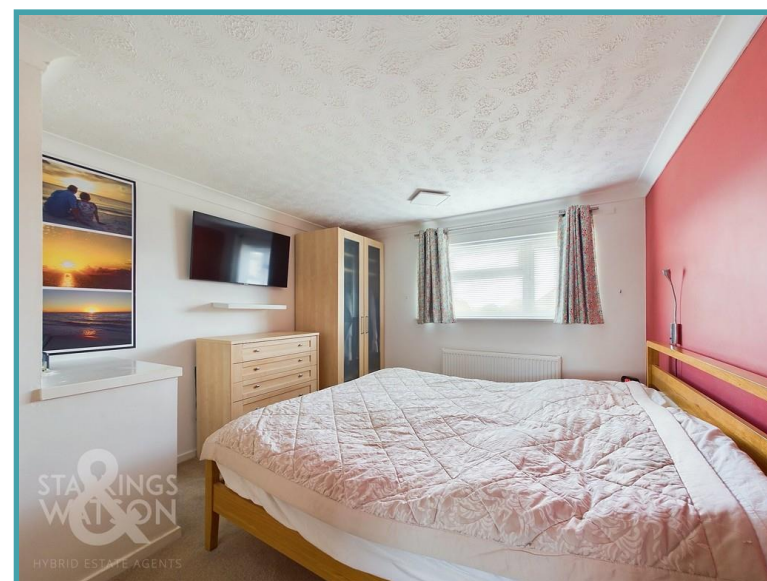
SETTING THE SCENE

The property is located at the end of the cul-de-sac with a large shingled frontage and driveway providing plenty of off road parking for multiple vehicles. There is then access to the single garage at the front as well

as lawned areas and a pathway to the main front door. There is also gated access to the rear garden from the front.

THE GRAND TOUR

Entering via the porch entrance there is space for coats and shoes as well as access to the main reception space to the front. The main reception offers two windows to the front, stairs to the first floor, a bespoke media wall and plenty of space for both sitting and dining. To the rear of the house you will find a further reception or play room which could easily become a fourth bedroom if required. This room also provides access to the rear garden. The kitchen/breakfast room can be found off the dining area. This stunning room has been completely re-fitted and re-configured in recent years having also been extended and now offers a very generous family friendly space. The kitchen provides plenty of sleek units with wood worktops over, a breakfast table, space for fridge/freezer and washing machine. There is the integrated eye level double ovens, induction hob and extractor fan over as well as dishwasher. The kitchen area also offers tiled flooring with underfloor heating as well as rear access to the garden and to the other end a ground floor w/c. Heading up to the first floor landing you will find loft hatch access and built in storage cupboard. To the right of the landing there is the family bathroom which has been re-fitted with a double shower with rainfall shower over, aqua-boarding and a built in storage cupboard also. To the front of the house there are two bedrooms one of which is used as a dressing room. To the rear you will



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find the main bedroom overlooking the rear garden with built in storage.

THE GREAT OUTDOORS

The private and sunny rear garden offers a good degree of privacy with plenty of lawned areas, paved patio and pathway, various planted borders, sheds and a timber summer house. The garden is fully enclosed with timber fencing surrounding.

OUT & ABOUT

Located approximately six miles North of Norwich, is the popular village of Spixworth. The village has a range of amenities such as shops, dentist and doctors surgery, infant school, a public house, village hall and playing field. There is good access to the new Broadland Northway - NDR road, which provides access in and around Norwich, along with regular bus routes. You are also around a 35 minute commute to the nearest coast.

FIND US

Postcode : NT10 3QH

What3Words : ///avoid.nerve.blaze

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Reduced headroom
 4.47 ft²
 0.42 m²

Approximate total area^m
 1214.21 ft²
 112.8 m²

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