



Rosa Close, Spixworth - NR10 3NZ



Rosa Close

Spixworth, Norwich

Benefitting from a CONSIDERABLE EXTENSION this SEMI-DETACHED HOME offers VERSITILITY in living with accommodation spanning over 1080 Sq. Ft in total (stms). An impressive 15' SITTING ROOM occupies space in the centre of the home before leading towards the separate DINING ROOM which flows seamlessly into a stunningly modernised KITCHEN/BREAKFAST ROOM with kitchen island and many INTEGRATED APPLIANCES. Just off from the dining area sits a UTILITY ROOM and the first of TWO WC'S, whilst the current HOME OFFICE can be found to the front of the property offering the ideal GROUND FLOOR BEDROOM, perfect for those seeking multi-generational living. In total, FOUR BEDROOMS are on offer all having use of the FAMILY BATHROOM and separate WC on the first floor. Externally, the garden is just as immaculate as the internal accommodation with both lawn and patio seating areas all FULLY ENCLOSED with timber panel fencing with OFF ROAD PARKING in the form of a DRIVEWAY to the front of the home.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached House
- Considerably Extended & Modernised Spanning Over 1080 Sq. Ft (stms)
- Open Kitchen/Breakfast Room Leading Into Dining Room & Utility
- Separate Sitting Room & Versatile Home Office/Fourth Bedroom
- Four Bedrooms
- Three Piece Family Bathroom & 2 WC's
- Well-Presented, Fully Enclosed Rear Garden
- Driveway Giving Off Road Parking

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.

SETTING THE SCENE

The property can be found set back from the street where a newly laid tarmac driveway can be found giving parking for multiple vehicles while side access takes you through a timber swinging gate into the rear garden.



THE GRAND TOUR

An extended section to the front of the home gives a porch entrance the ideal space to slip off coats and shoes. Directly ahead is the versatile fourth bedroom space with built in wardrobes at the end of the room and uPVC double glazed windows to the front. This space currently functions as a home office however could easily become the ground floor bedroom ideal for those seeking multi generational living. Just off from here is the main sitting room complete with bespoke media wall, all carpeted flooring leaving more than enough space for a large sitting room suite. Stairs for the first floor can be found within this space and glass panelled wooden French doors separate the sitting area from the rest of the home. Opening beyond this is the extended portion of the home where initially the dining room can be found laid on all tiled flooring before leading through to the rest of the kitchen and dining area. Just off from the dining room is the utility room featuring further wall and base mounted storage units with plumbing for further white goods and appliances such as a tumble dryer and washing machine, with a ground floor WC sat just off from this featuring vanity storage and low level radiator. The very rear of the home opens into a stunning kitchen and breakfast room with tall pitched ceilings, Velux windows and large open floor space all adding to the atmosphere of this very sociable space. A wide array of wall and base mounted storage units are set with plinth lighting and integrated appliances to include dual eye level ovens, induction hob, fridge and freezer plus dishwasher with the kitchen island becoming the perfect space for a breakfast bar or social seating whilst entertaining friends and family. Towards the very back of the property large French doors open onto the rear garden patio.

The first floor landing splits in both directions to take you to all three of the bedrooms within the property with the bathroom being found at the end of the hallway featuring a large rainfall shower head and glass screen mounted over the bath with vanity storage and separate WC just next door. The two larger of the bedrooms sit towards the rear of the home, both of which being laid with carpeted flooring and both being more than capable of accommodating a large double bed with additional soft furnishings and storage solutions. Whilst the smaller of the bedrooms sits just off from the bathroom currently used as a dress room, this space could also easily accommodate a double bed also with front facing uPVC double glazed windows.

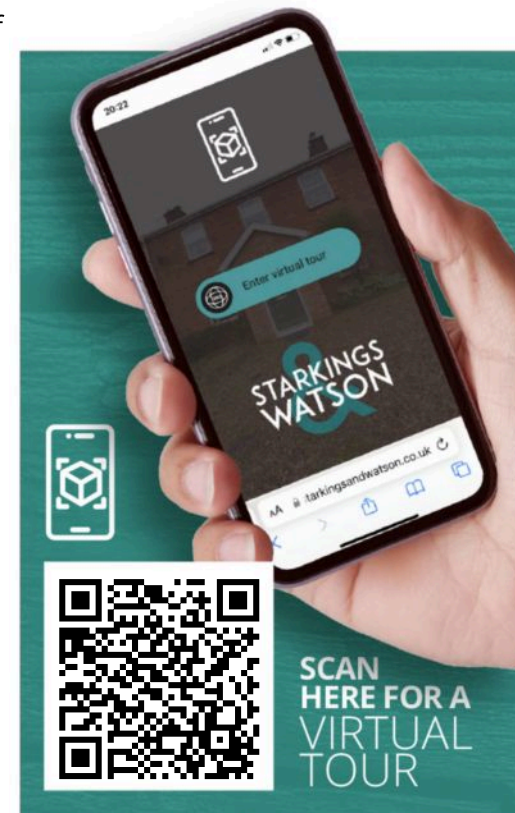
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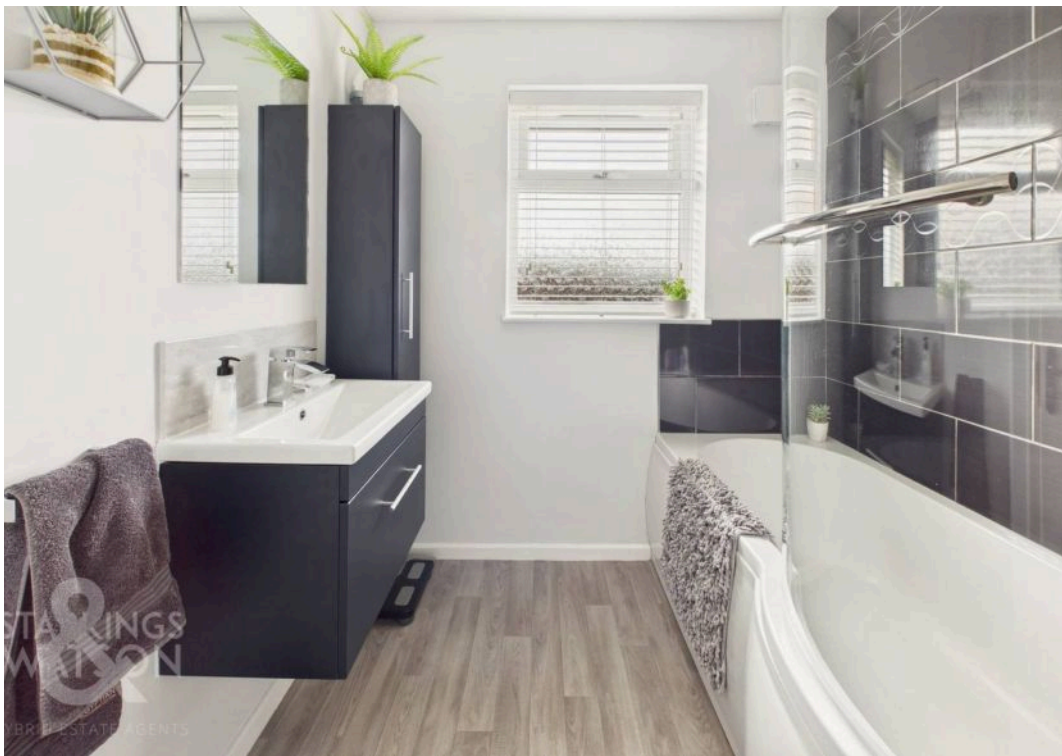
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VIRTUAL TOUR

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







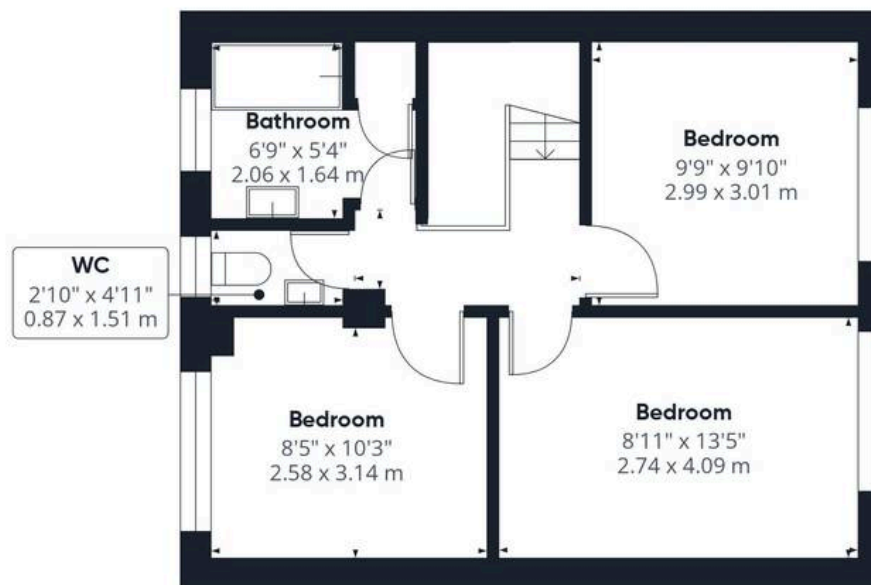
THE GREAT OUTDOORS

The rear garden, much like the inside of the home is immaculately presented and fully enclosed with tall timber panel fencing. A flagstone patio creates the ideal space to sit and enjoy the summer sunshine whilst raised railway sleepers take you towards the lawn garden section complemented by colourful planting borders to either side and secondary patio at the rear of the home.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1088 ft²

101.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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