



Chestnut Avenue, Spixworth - NR10 3QJ



Chestnut Avenue

Spixworth, Norwich

Set within this ever popular close this SEMI-DETACHED HOUSE has been extensively updated and IMPROVED to create a welcoming feel with VERSATILITY being a common theme both inside and out. Internally, the property boasts a SEPARATE SITTING ROOM and free-flowing DINING ROOM/KITCHEN AREA, ideal for hosting family and friends in this welcoming social space all lined with wood effect flooring and a bright décor. Alongside the RENOVATED BATHROOM SUITE further alterations have been made by the owner to turn three bedrooms in to TWO DOUBLE BEDROOMS both with BUILT-IN STORAGE, an alteration which could easily be reversed if a third bedroom is desired with all rooms benefitting from a 2023 upgraded gas combination boiler and all new uPVC double glazed windows in 2017. Perhaps the most significant alteration comes in the garden where a CONVERTED GARAGE space has now given the property a VERSATILE living space currently a home office however something that could suit many different purposes with the rest of the garden immaculately presented with a secondary landscaped garden space



backing on to beautifully natural wildlife space behind the home, giving stunning views all year round. Parking comes to the front in the form of a DRIVEWAY with a potential further space next to the home through newly installed privacy gates.

- Semi-Detached House
- Recently Updated Gas Combination Boiler & uPVC Double Glazed Windows
- Separate Sitting & Open Kitchen/Dining Room
- Two Double Bedrooms With Built-In Wardrobes
- Updated Bathroom Suite
- Private Rear Garden Backing Onto Tree Lined Wildland Area
- Converted Garage Giving A Versatile Office/Reception Space
- Off Road Parking & Secure Gated Area

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

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.



SETTING THE SCENE

The property can be found towards the end of this quiet yet popular close where a shingle driveway gives off road parking for multiple vehicles to the front of the home and newly installed privacy gates to the side of the property offer a further secured bike parking or storage space if desired.

THE GRAND TOUR

Once inside, a porch entrance is the ideal space to slip off coats and shoes before heading into the remainder of the home. Initially you are greeted by an open sitting room space fronted by uPVC double glazed windows with carpeted flooring and a large conventional space allowing for a potential choice of layout soft furnishings. The stairs for the first floor can also be found in this space. Just behind them, a free flowing living area opens in the form of a kitchen and dining room ideally positioned for entertaining friends and family. Initially the wood effect flooring allows space for a formal dining suite with handy built in storage cupboard and with the kitchen found towards the rear of the property featuring a mixture of wall and base mounted storage units with tiled splashbacks giving way to an integrated oven and hob with extraction above whilst leaving room and plumbing for further freestanding appliances such as a dishwasher and washing machine. The inset one and a half chrome sink is perfectly positioned in front of the rear facing double glazed windows which fully encapsulate the unspoilt natural views towards the rear of the home.

The first floor landing splits in each direction to take you into each of the bedrooms as well as the rejuvenated three piece family bathroom suite. This space features a shower head with glass screen mounted over the bath with a fully tiled surround with tasteful décor and frosted glass window to the outside.

The first of the double bedroom sits just next door to this, again perfectly positioned to fully appreciate the flawless views behind the home where a carpeted floor space leaves more than enough room for a large double bed with built in storage space and further freestanding soft furnishings. The front of the home is another altered living area where the owners have turned two bedrooms into one to give a generously sized main bedroom suite laid with carpeted flooring where built in wardrobes sit towards one side and a dual front facing aspect sits to the other. This area could easily be turned back into two bedrooms if desired, however, currently offers a spacious main bedroom with ample space.

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VIRTUAL TOUR

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





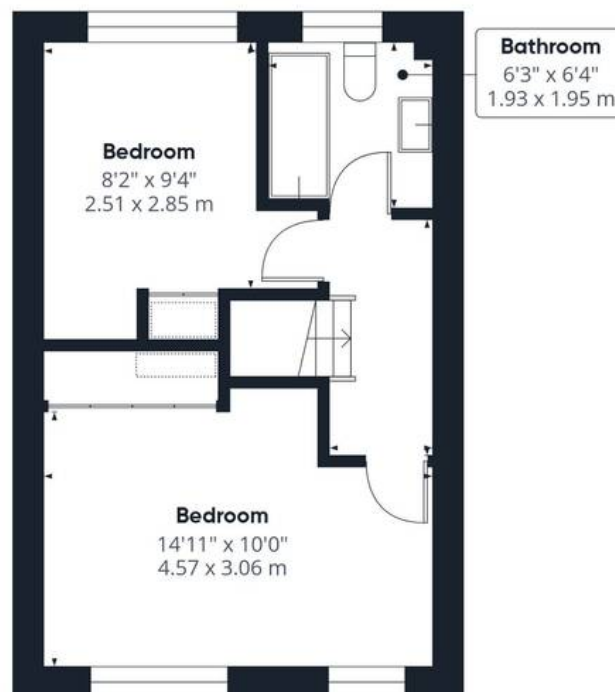


THE GREAT OUTDOORS

The rear garden is accessed by the kitchen and to the side of the home a private area has been created by the owners for both privacy and security with newly installed swinging gates where a shingle footing can be found and timber shed. Just beyond this the patio emerges to enjoy the summer sunshine whilst the rest of the garden reaches out beyond laid to lawn with attractive colourful planting borders. A secondary garden area can be found at the very rear of the home towards the natural spaces where this area has been landscaped with care and attention to give multiple raised planting beds and an attractive yet tranquil seating area. The garage has been fully converted by the current owners to create a immaculately finished, versatile living space. Being professionally done, the area is fully insulated with compliant electrics and heating to give a potential reception room, entertainment space, home gym or simply to function as a bespoke home office setup similarly to how it is now.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

901 ft²
83.9 m²

Reduced headroom

16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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