



STOBART  
& HURRELL

**STOBART  
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



## St. Peters Way, Spixworth, Norfolk, NR10 3NS

Situated towards the end of a cul-de-sac, this two bedroom detached bungalow makes for an ideal first home, or for a couple looking for single-storey living. Located in the Broadland village of Spixworth which is conveniently located with easy access to Norwich Airport, as well as local amenities to include medical practice, village hall, supermarket, convenience store, public house and Infant and Junior School.

Presented to the market with no onward chain, the property is positioned back from the road and is screened by mature hedging that encloses a shingle driveway that provides off-road parking and a lawned garden. To the side, a gated entrance opens to a paved walkway and seating area that would be ideal for alfresco dining with friends and family that overlooks a lawned garden with numerous shrubs.

In good decorative order throughout, you are welcomed into the property via the entrance hall, where separate internal doors grants access into a dual-aspect lounge dining room with a feature fireplace, a kitchen with a door leading to the garden, two bedrooms, one with built-in storage and a family shower room.

The property further benefits from a garden room to the rear of that property that overlooks the garden and has its own external access. Life at the property is further complimented in its proximity, of approximately six miles to both the Norfolk Broads village of Wroxham and the historic city of Norwich with its numerous restaurants, night life, public houses and historical interest.



Detached



Bungalow



Older



1 Bathroom



1 Reception



2 Bedrooms



Tax Band C



Off-Road  
Parking

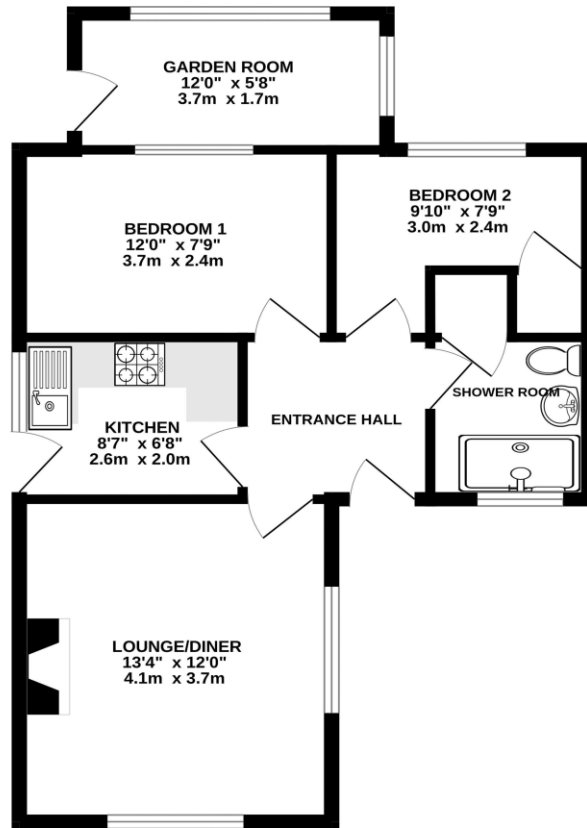


No Garage





GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 537 sq.ft. (49.9 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.  
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Stobart & Hurrell**

Horning Road West, Hoveton, Norfolk NR12 8QJ

[www.stobarthurrell.co.uk](http://www.stobarthurrell.co.uk)

[enquiries@stobarthurrell.co.uk](mailto:enquiries@stobarthurrell.co.uk)

01603 782 782





**STOBART  
& HURRELL**



**STOBART  
& HURRELL**  
MORTGAGES