



Buxton Road, Spixworth Norwich NR10 3PN

welcome to

Buxton Road, Spixworth Norwich

OPEN PLAN KITCHEN/DINER WITH DELIGHTFUL GARDEN ROOM! Is just some of the wonderful accommodation this detached bungalow offers and is further complemented by three bedrooms, shower room and separate cloakroom. Must be internally viewed to fully appreciate what's on offer. NO UPWARD CHAIN!



Accommodation

NO UPWARD CHAIN! Located just outside the village of Spixworth and Old Catton is this delightful, detached bungalow which is offered for sale with no upward chain and would ideally suit retirees or families. The accommodation has benefitted from extension whilst externally offers ample off-road parking and a tandem garage.

Internally the accommodation comprises of; entrance hall, three bedrooms two of which offer built in wardrobes, lounge, shower room, open plan kitchen/diner, utility room, cloakroom, rear lobby, and garden room.

This property is well presented and must be viewed internally to fully appreciate the accommodation being offered.

Entrance Hall

External entrance door to front aspect, built in cupboard, radiator and carpeted flooring.

Shower Room

Shower cubicle, wc, wash hand basin and velux window.

Lounge

23' 1" into bay x 11' 9" (7.04m into bay x 3.58m)
Bay fronted window and two double glazed windows to side aspect, fireplace, carpeted flooring, and radiator.

Bedroom 1

12' 4" into bay x 11' 8" (3.76m into bay x 3.56m)
Double glazed bay window to the front aspect, carpeted flooring, and radiator.

Bedroom 2

12' 2" x 10' 6" to wardrobe (3.71m x 3.20m to wardrobe)
Double glazed window to the side aspect, built in wardrobe, carpeted flooring, and radiator.

Bedroom 3

11' 5" x 10' 1" to wardrobe (3.48m x 3.07m to wardrobe)
Double glazed window to the side aspect, built in wardrobe, carpeted flooring, and radiator.



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Open Plan Kitchen/Dining

With arch separating both room areas.

Kitchen Area

17' 9" + dining partition x 9' 5" (5.41m + dining partition x 2.87m)

A range of wall and base units with work surfaces over, cooker hood, space for freestanding cooker, plumbing for dishwasher, double glazed windows to rear and side aspect and central heating boiler, arch to dining area.

Dining Area

13' x 10' 2" + dining partition (3.96m x 3.10m + dining partition)

Laminated flooring, door to utility and further opening to Garden Room and further door leading to rear lobby.

Rear Lobby

External entrance door leading to rear garden.

Utility Room

4' 8" x 5' 9" (1.42m x 1.75m)

Window to the side aspect, plumbing and space for a tumble dryer, door to cloakroom.



Cloakroom

W/C, wash hand basin and double-glazed window to the side aspect.

Garden Room

13' 4" x 17' 5" (4.06m x 5.31m)

Dual aspect windows to the side aspects, vaulted ceiling, laminate floor and bi-fold doors to rear garden.

Tandem Garage

25' 9" x 10' (7.85m x 3.05m)

With front & rear double doors, power, light and power.

Outbuilding

22' 2" x 10' 5" (6.76m x 3.17m)

The outbuilding would make an ideal gym or home office.

Outside

To the front elevation there is a shingle driveway providing off road parking with raised beds and mature shrubs to the side elevation. This is complemented to the rear elevation the garden is mainly laid to lawn which is fully enclosed. Ideal family garden!

Agent Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Buxton Road, Spixworth Norwich

- Detached Bungalow
- Three Bedrooms
- Open Plan Kitchen/Diner
- Garden Room With Vaulted Ceiling
- Shower Room + Separate Cloakroom

Tenure: Freehold EPC Rating: C

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL102756 - 0005

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directions to this property:

From Mile Cross Lane the inner ring road of Norwich, proceed until you reach the turning left for Spixworth Road in the direction of Old Catton and continue as far as you can until the road becomes Buxton Road where the property can be found on the left-hand side before reaching Spixworth village identified by our William H Brown for sale board.



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