



Spixworth Road, Norwich - NR6 7DY



Spixworth Road

Norwich

This EXTENDED and IMPROVED SEMI DETACHED HOUSE offers an IDEAL FAMILY HOME, boasting 1,140 sq. ft (stms) of living accommodation. The property welcomes you through the HALLWAY ENTRANCE leading to a GROUND FLOOR DOUBLE BEDROOM, a great versatile space with VAULTED CEILINGS. The heart of the home features an OPEN PLAN SITTING and DINING ROOM opening to the KITCHEN, offering a deceptively sized PANTRY and INTEGRATED APPLIANCES. FRENCH DOORS open to the SUNROOM with a VELUX WINDOW above, creating a light-filled and spacious area for family gatherings or entertaining guests. Convenience is key with the presence of a ground floor SHOWER ROOM. Upstairs THREE BEDROOMS opening from the landing, all of which boasting INTEGRAL STORAGE and serviced by a three piece FAMILY BATHROOM. Externally, plentiful DRIVEWAY PARKING features to front with a STUNNING and fully enclosed PRIVATE GARDEN enjoying a tree-lined aspect with a SUMMER HOUSE and substantial outside storage.

Council Tax band: C

Tenure: Freehold

- Extended & Improved Semi-Detached House
- Ideal Family Home with 1,140 Sq. Ft (stms) of Living Accommodation
- Open Plan Kitchen, Sitting & Dining Room, with a Sunroom
- Four Bedrooms
- Ground Floor Shower Room & First Floor Family Bathroom
- Expansive Private Gardens with a Tree Lined Aspect
- Generous Brick Weave Driveway Parking
- Easy Access to the City Centre & NDR

Old Catton is a popular north suburb of Norwich. Benefiting from a range of local amenities including shops and schooling. There is regular bus service into the city of Norwich with a Park and Ride facility at Norwich International Airport which is close by as well as the Broadland Northway.

SETTING THE SCENE

The property can be found set back from the road with a generous brick weave frontage allowing parking for multiple vehicles. The main entrance can be found at the front of the home.



THE GRAND TOUR

Stepping inside, the light and bright entrance hall features wood flooring underfoot for ease of maintenance with stairs rising to the first floor and bespoke understairs storage cupboards beneath. straight ahead the three piece shower room includes a glass enclosed shower cubicle to the corner with a primarily tiled splashback surrounding. To the right, the extended portion of the home is currently used as a double bedroom offering dark tiled flooring underfoot with the added benefit of under floor heating. Vaulted ceilings feature above with LED spotlights and twin Velux windows ensuring the space is flooded with natural light. This versatile space could also be used as a snug or a study. To the left from the hallway, the sitting room enjoys a front facing aspect from uPVC double glazed windows with carpeted flooring underfoot and a feature fireplace with an AGA wood burner sat on a tiled hearth creating a focal point, and allowing for a range of soft furnishing layouts. The open walkway leads through to the dining room with wood flooring and ample space for formal dining as well as further storage furniture. Beyond, the fully fitted kitchen includes a further Velux window overhead giving the room a light bright feel. To the right of the space, a door opens to a deceptively large walk in pantry/utility room. The kitchen itself offers a range of wall and base storage cupboards with a tiled splashback surrounding and ample worktop space for food preparation. Further under counter space can be found for white goods including a dishwasher and a fridge with integrated appliances including an oven, inset glass hob and extractor above. From the kitchen, French doors lead to the sun room with continued hard flooring. This room includes space for soft furnishings perfect to sit enjoy views of the stunning garden. Further French doors open and lead out.

Ascending the staircase to the carpeted first floor landing, loft access can be found above whilst doors open to the first floor accommodation. The two larger bedrooms can be found to the right hand side with the main bedroom benefiting from 'his and hers' integrated storage wardrobes, enjoying front facing aspect and a large radiator. The second double bedroom enjoys the same benefits with large fitted wardrobes and shelving space between, this time enjoying a rear facing aspect with views out to the garden. The smallest bedroom also includes integrated storage and uPVC double glazed windows and radiators. Completing the accommodation, the bathroom is located straight ahead from the landing, including a three piece suite including a bath and primarily tiled splashbacks with wall mounted vanity storage to one side.

FIND US

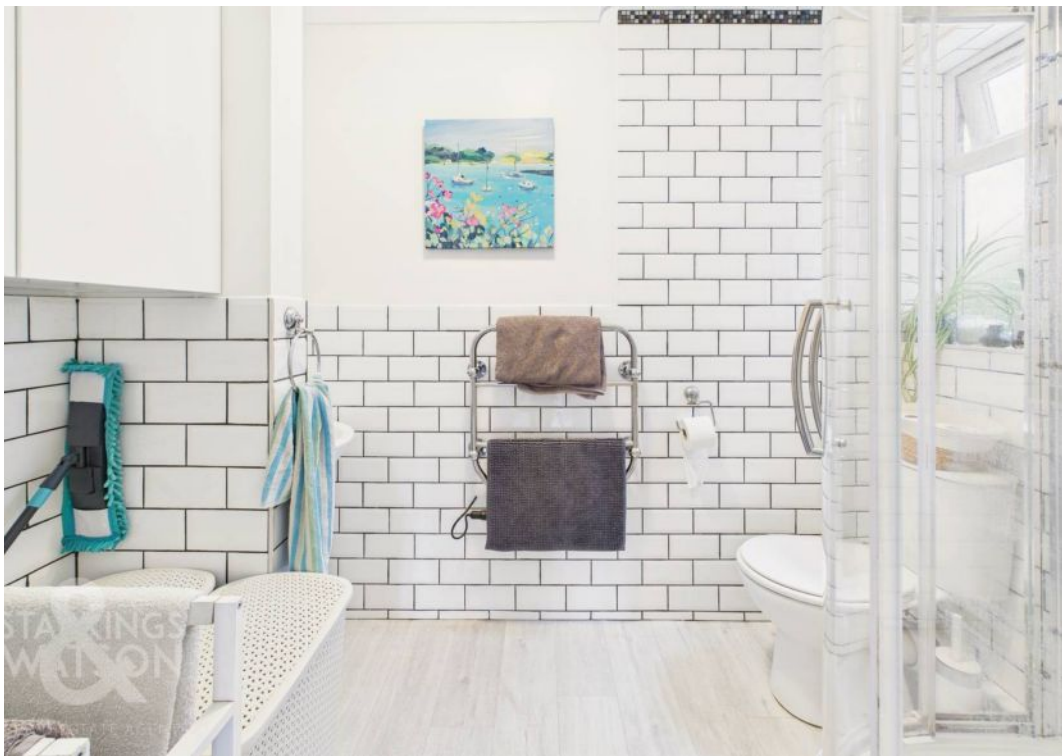
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What3Words : [///intend.zebra.pest](https://www.what3words.com/#!/intend.zebra.pest)

VIRTUAL TOUR

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



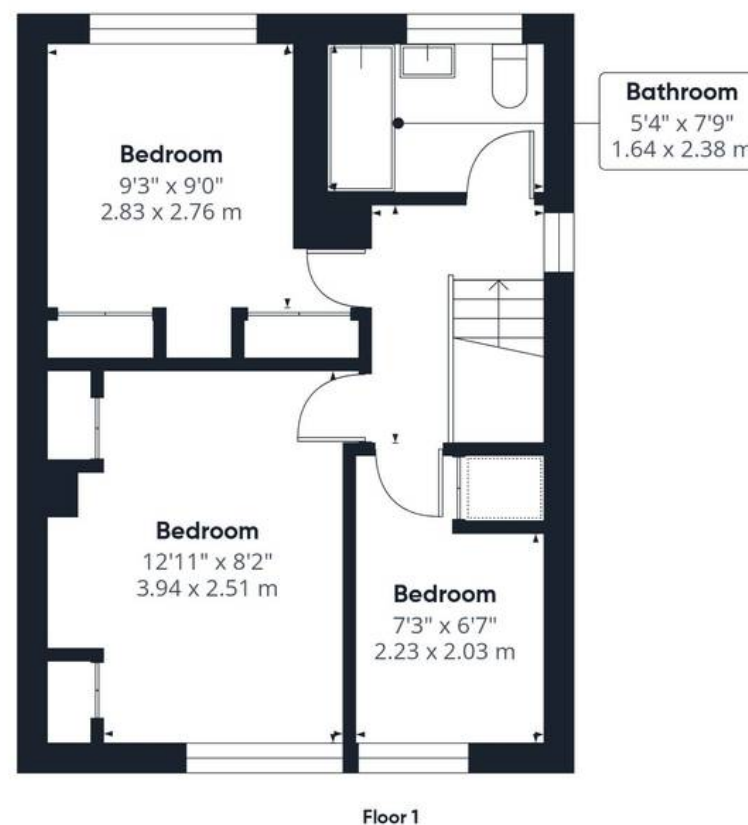
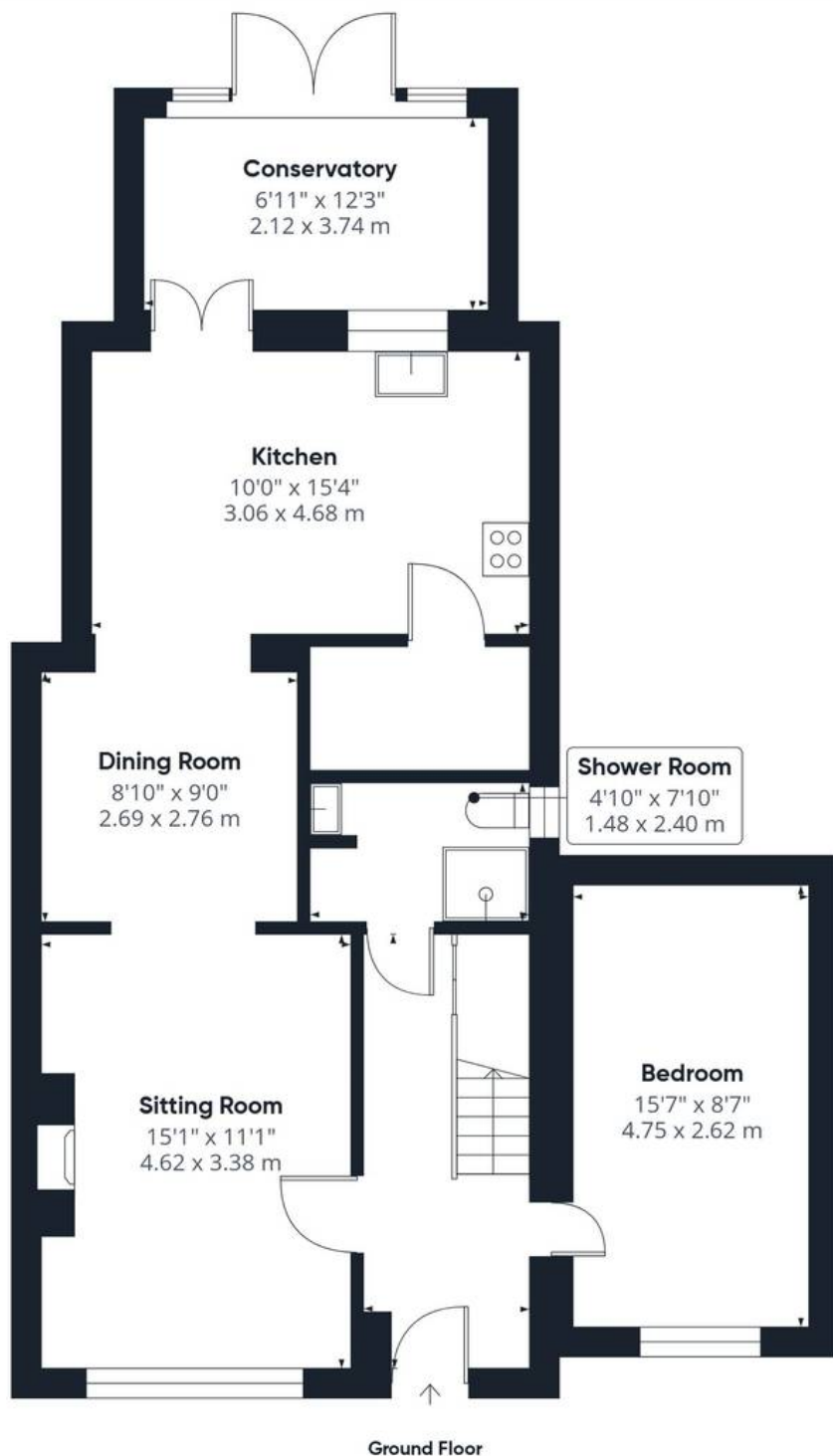




THE GREAT OUTDOORS

Stepping outside, a flagstone patio opens to the generous and private rear garden. With timber fencing enclosing from both sides, the garden offers a stunning array of perennials and mature shrubs and trees. The garden is predominantly laid to lawn with a pathway leading down. A substantial summer house can be found to the left making a perfect sun trap with double doors opening to enjoy the summer months. At the end of the garden, the tree lined aspect offers privacy whilst a wood shed and generous outside storage can also be found.





Approximate total area⁽¹⁾
1143 ft²
106.5 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.

GIRAFFE360



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