

3 Bedroom Detached House  
107 Spinney Road  
Norwich, NR7 0PJ

Sefftons  
ESTATE & LETTING AGENTS

£375,000

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



## 107 Spinney Road, Norwich, NR7 0PJ

The front door opens into a sizeable porch providing plenty of space for taking off coats and shoes, before entering the main hallway, with stairs rising to the first floor and a door to the handy downstairs W.C.

Towards the rear of the property is the kitchen, with plenty of counter space and glossy grey units for storage.

Completing the ground floor and at the heart of this home is the spacious lounge/diner, which backs onto the rear garden via French doors filling this room up with natural light. It offers a vast space for all of your living and dining furniture, with a bay window to the front and a wood burner for cosy evenings in with family.

Up on the first floor are three, well sized and light double bedrooms, one including built in wardrobe space.

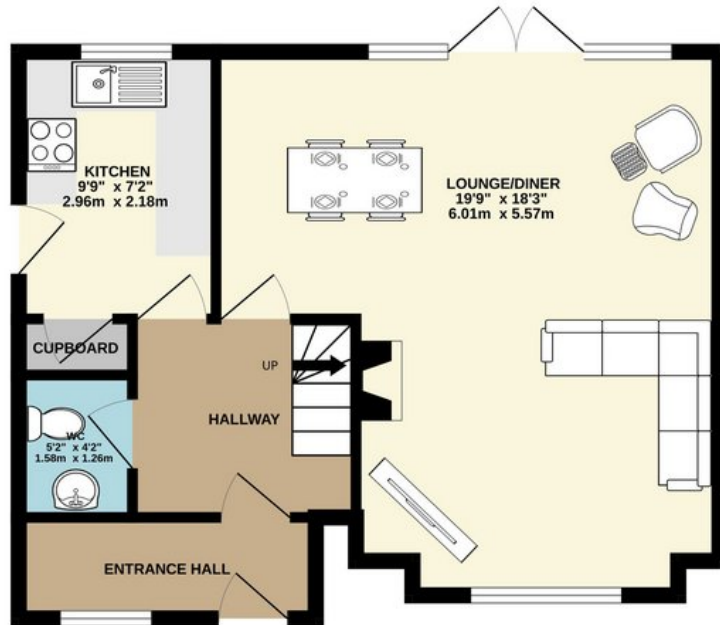
Finally, there is a stylish family bathroom including a bath and separate shower ensuring convenience.

### OUTSIDE

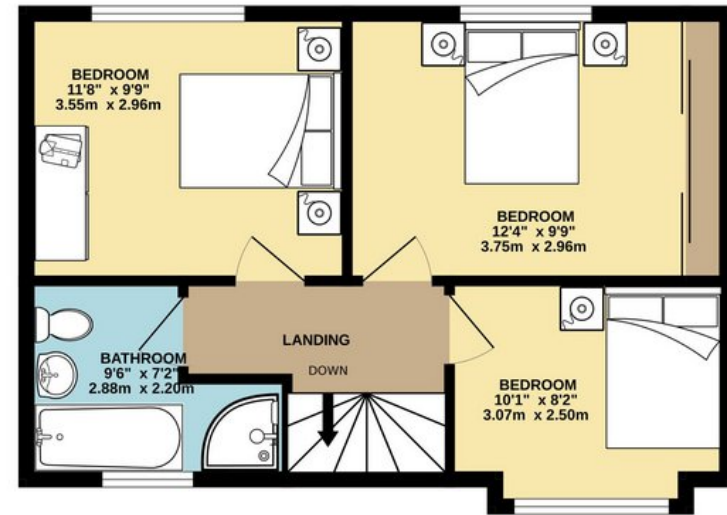
The house is set back behind a large front garden with shrub borders, with a generous driveway providing plenty of off road parking leading up to the detached garage with an electric up and over door.

The rear garden is styled with entertaining in mind, featuring a large patio space for al fresco dining, a lawned area and an outdoor bar.

GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 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.

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