



3 Fieldfare Close, Spixworth, Norwich, NR10 3RA

Offers In Excess Of £285,000









# 3 Fieldfare Close

Spixworth, Norwich, NR10 3RA

- Spacious Four Bedroom Home
- Modern Fitted Kitchen/Breakfast Room
- Driveway Parking
- Conservatory
- Popular Village Location
- Well Presented Throughout
- Gas Fired Central Heating
- Delightful Enclosed Rear Garden
- Two Receptions & Ground Floor WC
- Early Internal Viewing Is Highly Recommended

Aldreds are delighted to offer this well presented and extended four bedroom semi detached house, located in the popular village of Spixworth. The accommodation offered includes an entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, utility room, conservatory, four first floor bedrooms with a dressing room/study and bathroom.

The property offers gas fired central heating, uPVC sealed unit double glazed windows, a delightful enclosed rear garden, and driveway parking. Early internal viewing is highly recommended to appreciate this impressive family home.



## Entrance Hall

Part glazed entrance door, door to lounge, door to;

## Cloakroom

Front facing window, low level w.c., hand wash basin.

## Lounge 15'11" at max x 14'9" at max (4.86m at max x 4.52m at max)

Window to front aspect, radiator, power points, television point, stairs to first floor, door to kitchen, open plan access to;

## Dining Room 9'8" x 7'1" (2.96m x 2.18m)

Radiator, power points, glazed French doors to;

## Conservatory 9'3" x 6'11" (2.84m x 2.11m)

Of a uPVC sealed unit double glazed construction with a glazed roof, glazed French doors to rear garden.







### Kitchen/Breakfast Room 16'6" x 9'8" at max (5.05m x 2.95m at max)

Window to rear aspect, part glazed door to rear garden, range of modern fitted kitchen units with work surface and tiled splash back, inset sink drainer, breakfast bar, space for fridge-freezer, integrated dishwasher and wine cooler, ceramic hob, electric double oven, extractor, wall mounted gas fired boiler for hot water and central heating, door giving access to;

### Utility Room 7'0" x 5'9" (2.14m x 1.76m)

Range of fitted units with sink drainer, plumbing for washing machine, power points, window to front aspect.

### First Floor Landing

Loft access, airing cupboard housing hot water cylinder with immersion heater, doors leading off;

### Bedroom 1 12'8" x 8'5" (3.87m x 2.58m)

Window to front aspect, radiator, power points, fitted wardrobe.

### Bedroom 2 11'1" x 7'3" (3.39m x 2.21m)

Window to rear aspect, radiator, power points.

### Directions

Heading North away from the City Centre, continue from the inner ring road out on the Spixworth Road, passing over the NDR Broadland Northway. On arriving in Spixworth, turn first right into Artherton Road. Take the eight left turn into Fieldfare Close where the property can be found on the left hand side.





### Bedroom 3 9'10" x 7'1" (3m x 2.16m)

Window to front aspect, radiator, power points, door giving access to;

### Dressing Room/Study 7'1" x 4'11" (2.16m x 1.51m)

Window to rear aspect, power points.

### Bedroom 4 7'8" x 7'1" (2.35m x 2.17m)

Window to front aspect, radiator, power points.

### Bathroom

Rear facing obscure glazed window, panelled P-shaped bath with shower screen and shower over, low level w.c., hand wash basin within a fitted storage unit, fully tiled walls, radiator.

### Outside

Driveway parking to the front. To the rear of the property is a generous garden, nicely enclosed with close board panel fencing to boundaries, predominately laid to lawn with a decked area to the rear of the property, with timber garden shed.

### Tenure

Freehold.

### Services

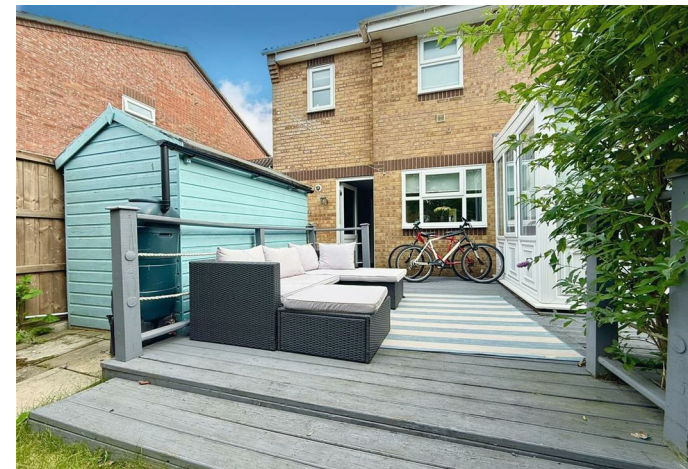
Mains water, electric, drainage and gas.

### Council Tax

Broadland District Council - Band: 'C'

### Reference

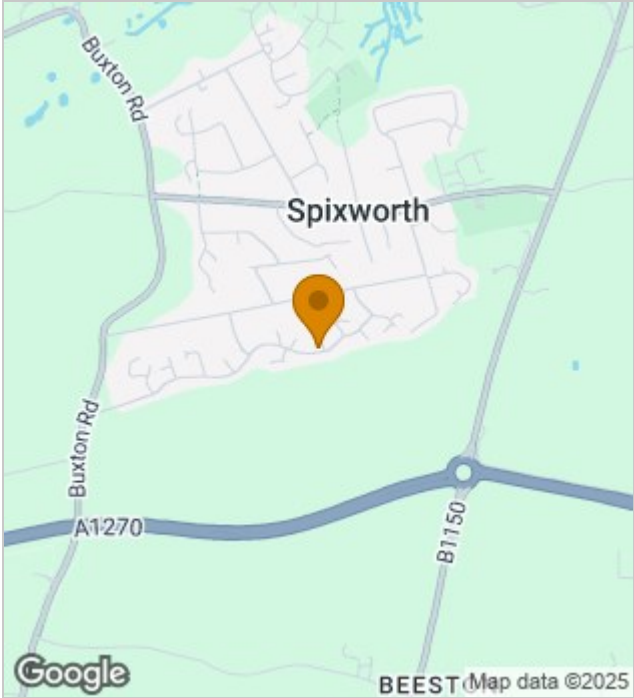
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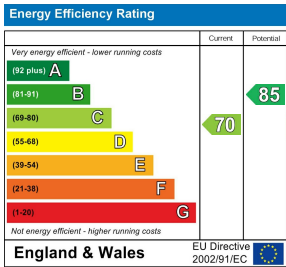
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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