

Chestnut Avenue, Spixworth Norwich NR10 3QG



welcome to

Chestnut Avenue, Spixworth Norwich

THIS WELL PRESENTED FOUR/ FIVE BEDROOM DETACHED HOUSE is situated in the popular village of Spixworth, to the north of Norwich city centre with garage & off-road parking, enclosed rear garden and is within easy walking distance of local amenities. ** Viewings are highly recommended!! **













Entrance Hall

Double glazed door to front, radiator, laminated floor and storage cupboard.

Cloakroom

Window to side, wash hand basin, W/C and tiled flooring.

Lounge/ Diner

17' 11" x 21' 8" ($5.46m \times 6.60m$) Double glazed window to front, radiator, TV point, phone point and sliding double glazed door to garden.

Kitchen

11' 5" x 9' 2" (3.48m x 2.79m) Double glazed window to side, double glazed door to rear, boiler, space for washing machine, space for dishwasher, space for fridge/ freezer, gas oven, gas hob, wall base units, work surfaces and vinyl flooring.

Bedroom Five/ Study

9' 9" x 9' 6" (2.97m x 2.90m) Double glazed window to front, carpeted floor and radiator.

First Floor Landing Airing cupboard, loft access and carpeted floor.

Bedroom One

12' 8" x 12' 5" ($3.86m \times 3.78m$) Double glazed window to front, carpeted floor, radiator, TV point and built in wardrobe.

Bedroom Two 12' 7" x 11' 8" (3.84m x 3.56m) Double glazed window to front, radiator, carpeted floor and wardrobe.

Bedroom Three 9' 2" x 6' 9" (2.79m x 2.06m) Double glazed window to rear, carpeted floor and radiator.

Bedroom Four

 8^{\prime} 10" x 7' 8" (2.69m x 2.34m) Built in wardrobe, radiator, double glazed window to rear and carpeted floor.

Bathroom

Double glazed window to rear, radiator, wash hand basin, W/C, bath with shower over and vinyl flooring.

Exterior

To the front, there is a garage with a driveway, lawned area and shrubs.

To the rear, there's a fully enclosed South facing rear garden mainly laid to lawn with paving area and shed.





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Chestnut Avenue, Spixworth Norwich

- Garage and off-road parking
- Open plan lounge/ diner
- Perfect family home
- Enclosed South facing rear garden
- Sought after location

Tenure: Freehold EPC Rating: C

offers in excess of

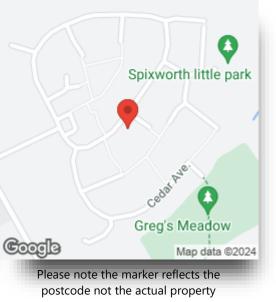
£325,000





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Property Ref: NOR140482 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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