



Trafford Way, Spixworth, NORWICH, NR10 3QL

welcome to

Trafford Way, Spixworth NORWICH

A three bedroom, linked detached family home within the sought after 2015 Hopkins homes development in Spixworth. Internally the property boasts many upgrades and modernisations and makes this property a fabulous family home. Early viewings are highly recommended.



Entrance Hall

Karndean flooring, Under stair cupboard, radiator.

Cloakroom

WC, wash hand basin, radiator, tiled flooring

Lounge

15' 9" x 11' 4" (4.80m x 3.45m)

Window to front aspect, radiator, karndean flooring.

Kitchen

8' 11" x 17' 7" (2.72m x 5.36m)

Window to rear aspect, fully fitted kitchen comprising of wall and base units with Quartz work surfaces above, gas hob, electric oven, cooker hood, integrated fridge freezer, 1.5 bowl sink/drain, tiled flooring, french doors to garden, CH boiler.

Bedroom 1

12' 9" x 10' 9" (3.89m x 3.28m)

Window to front aspect, carpet, radiator, fitted wardrobes.

Ensuite

Shower cubicle, WC, wash hand basin, window to front aspect, heated towel radiator.

Bedroom 2

17' 6" x 9' 10" (5.33m x 3.00m)

Window to front aspect, velux window to the rear aspect, carpet, radiator.

Bedroom 3

10' 10" x 9' 4" (3.30m x 2.84m)

Window to rear aspect, radiator, carpet.

Bathroom

Bath with shower above, window to rear aspect, tiled flooring, WC, wash hand basin, heated towel rail.

Outside

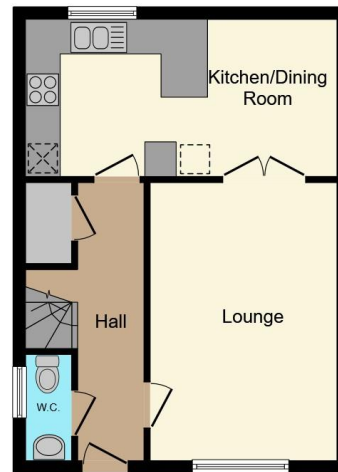
To the front of the property, a dropped kerb offers access to a tandem drive and further access to a garage. To the rear of the property, a low maintenance, fully enclosed garden with artificial turf

and patio area.

Garage

20' 7" max x 10' 6" max (6.27m max x 3.20m max)

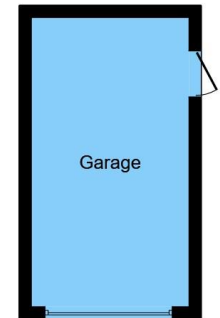
Up and over door, power light and electric



Ground Floor



First Floor



Garage

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



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welcome to

Trafford Way, Spixworth, NORWICH

- Linked detached house
- 3 double bedrooms
- Newly fitted kitchen
- Cloakroom, bathroom and ensuite to bedroom 1
- Popular location

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR143303 - 0003

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