



57 Spixworth Road
Norwich, Norfolk, NR6 7NQ

BROWN & CO



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A characterful three-bedroom cottage positioned in a lovely location in a Conservation Area within proximity to various popular parks and the city. Superbly renovated throughout with off-road parking and an attractive garden.

No onward chain.

£368,000



DESCRIPTION

No. 57 Spixworth Road has been lovingly restored since the current owner acquired the property in 2019 overhauling the accommodation, creating a result which is not only aesthetically pleasing, but in-line with modern living.

The house enjoys light and airy rooms and although it is a property which dates to the 1800's the ceiling heights are excellent throughout. There are two accesses to the house, both at the front and at the rear. Typically, the access at the rear is more frequently used through the garden area.

At the rear you are welcomed into an attractive kitchen breakfast room with lovely shaker style units and butler sink, there is also access to the cloakroom here. The kitchen links through into the inner hall where lies the staircase, storage cupboard and access into the sitting room. The sitting room is a super space with a classic exposed brick Inglenook fireplace housing a log burner, and the access at the side takes you through into the dining room.

On the first floor there are three bedrooms, all with fitted wardrobes and the family bathroom positioned off the main landing. All rooms have benefited from considerable redecoration and are offered in superb order with a key feature being the fitted wardrobes to all bedrooms.

Much of the charm of no.57 remains in the gardens which have been lovingly tended and landscaped. There is a good area of terrace, ideal for entertaining purposes, which adjoins the kitchen. The gardens are mainly laid to lawn with a super pergola providing another area to relax with pleasant views back towards the house. A gate leads through into a further area of garden which has been used for various purposes, but more recently a kitchen garden.

The whole is a lovely opportunity to live in a special place being within striking distance of Norwich.

Services – Mains water, mains drainage, mains electricity, mains gas central heating. All windows have been recently replaced (2021).

Air bnb – The property has been recently promoted on Air bnb and more details of this can be acquired through the selling agents.

LOCATION

The property is located within easy reach of the centre of Norwich with all its shopping, transport and cultural facilities. The Norwich outer ring road is within very easy reach, linking Old Catton with other areas of the city and county. This is an excellent opportunity to acquire a first-class residence in a pleasant position with privacy at the rear and viewing is recommended.

DIRECTIONS

Proceed out of Norwich via Magdalen Street, continuing onto Magdalen Road at the traffic lights and then take the left fork to continue along Magdalen Road and then onto Constitution Hill. Continue straight over the roundabout at the outer ring road and at the traffic lights by the Woodman pub turn left into George Hill. Turn right onto Spixworth Road and the property will be found almost in front of you after that turning.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



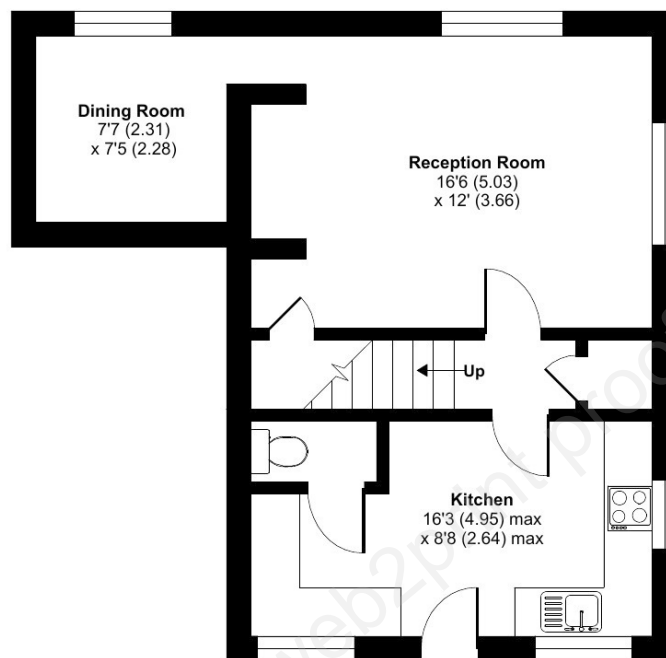
Spixworth Road, Norwich, NR6

Approximate Area = 948 sq ft / 88 sq m

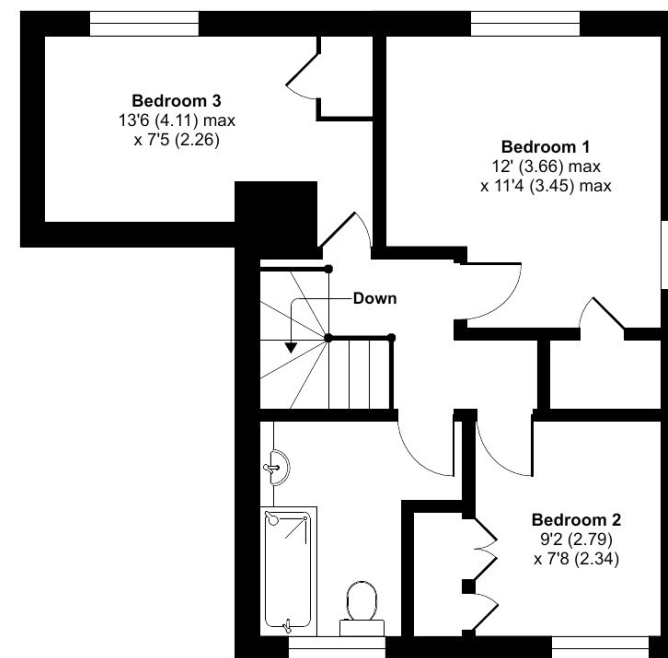
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2025. Produced for Brown & Co. REF: 1228834

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