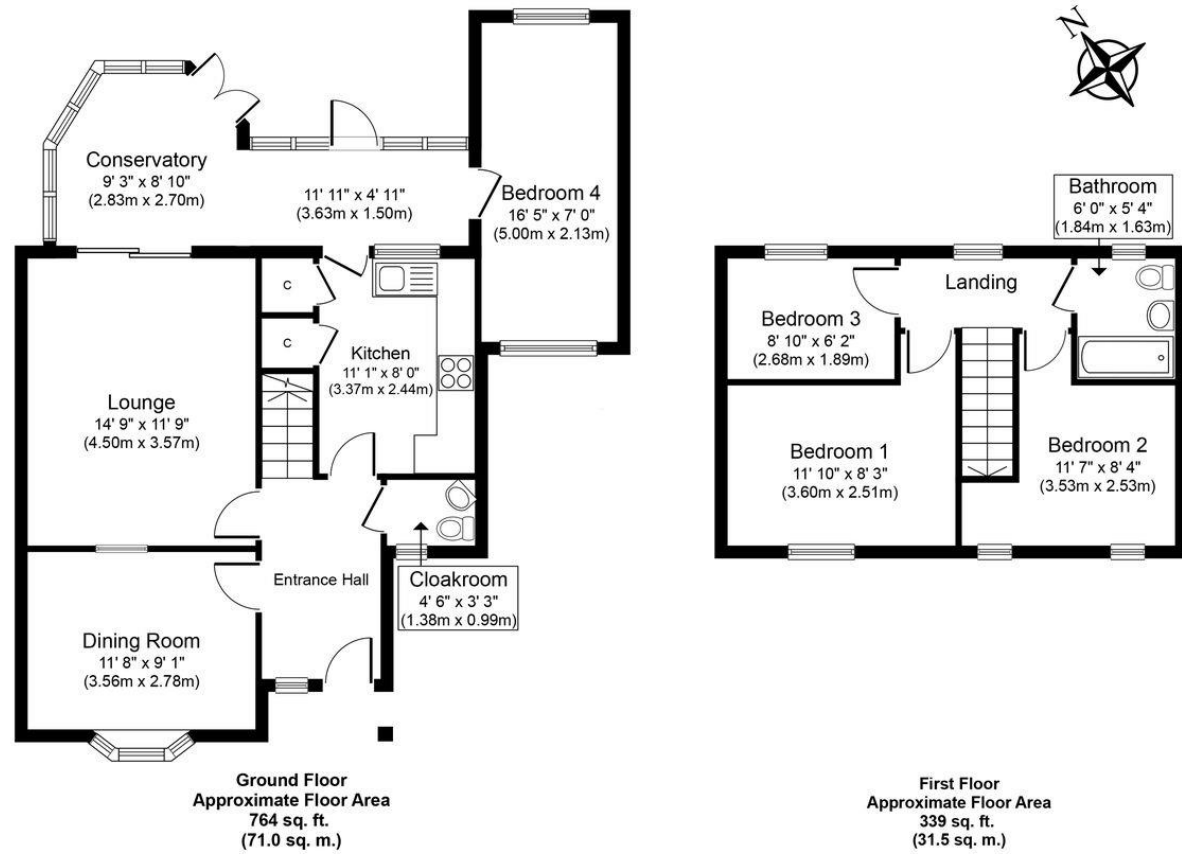


Rosetta Road, Spixworth
£300,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**    

We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Detached Family Home
- Entrance Hall With Downstairs Cloakroom
- Three/Four Bedrooms
- Fitted Kitchen
- Lounge & Separate Dining Room
- 21ft Conservatory
- Enclosed Rear Garden
- Converted Garage
- Cul-de-Sac Location
- EPC Rating D / Council Tax Band C

Description

Iconic are delighted to bring to the market this lovely detached home situated in the village of Spixworth.

Occupying a good position at the end of a quiet cul-de-sac, this property has well-proportioned accommodation throughout and also features a private garden to the rear.

The accommodation comprises; entrance hallway with stairs which rise to the first floor, a downstairs cloakroom and further doors which lead to the majority of the principal rooms. Located toward the front of the property, there is a good sized dining room with a window to the front aspect. The sitting room measures in excess of 14' and has sliding doors which lead to the conservatory to the rear. Measuring over 21' in width, the conservatory has French doors which lead to the garden and a door leading into the kitchen. With a range of fitted wall and base units, the kitchen has ample space for appliances and features two storage cupboards. Additionally, there is a converted garage space which could be utilised as a downstairs bedroom, home office or gym.

To the first floor there are three bedrooms and a family bathroom with three piece suite.

Outside

Outside to the front aspect there is a lawn garden with shingle driveway which provides off road parking. To the rear, there is an enclosed garden which is mainly laid to lawn and enclosed by mature trees.

Location

Spixworth is a popular village located 5 miles north of Norwich. The village offers an infant and junior school, dental and doctors surgery, St Peters Church, village hall, motel and the Longe Arms Public House. There is also a selection of shops and scheduled bus routes Norwich and further destinations.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Thorpe Lodge, 1
Yarmouth Road, Norwich, NR7 0DU. 01603 431133
Council Tax C

Tenure

Freehold

Directions

From the B1150 North Walsham Road, turn left into Crostwick Lane. Take the second turning left into Rosetta Road and follow the road round to the right where the property can be found at the end of the cul-de-sac.

