



84 Spixworth Road

Old Catton, Norwich, NR6 7NG

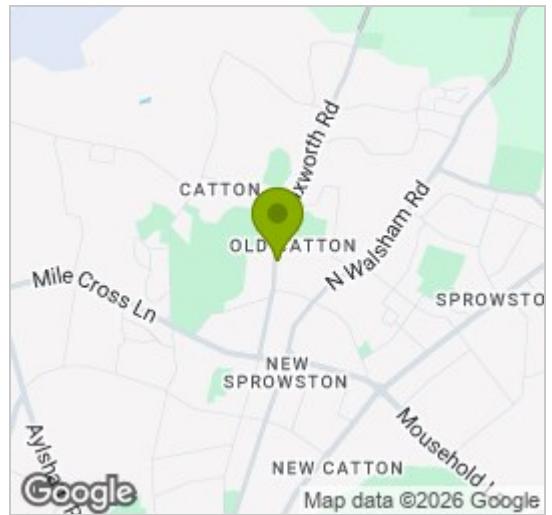
Guide price £360,000



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Extended Three Bedroom Detached House
- Bay-Fronted Sitting Room
- Private Wrap-Around Rear Garden With External WC
- First Floor Bathroom And En-Suite Bathroom To Principal Bedroom
- EPC Rating - Awaited
- Open-Plan Kitchen/Dining/Family Room
- Converted Garage Into Home Office And A Utility Room With Power And Plumbing Connected
- Elevated Position With Driveway, Car Port And Generous Front Garden
- Gas Central Heating And Fully Double Glazed

This detached three bedroom extended family home is situated on an elevated plot within the highly desirable suburb of Old Catton. The property is ideally suited to modern family living, particularly for those working from home. Perched at the top of a generous driveway, this well-presented 1980s property has undergone extensive improvements in recent years and offers spacious, flexible accommodation throughout.

The ground floor welcomes you via an entrance hall leading to a large bay-fronted sitting room, providing a bright and comfortable living space. To the rear of the property is the heart of the home; an impressive open-plan kitchen, dining and family room, which lends itself excellently for entertaining or families. The former garage has been thoughtfully converted to provide a home office with power connected, alongside a useful utility room with both front and rear door access. Located to the rear of this is an external WC.

Upstairs, the property continues to impress with an expansive principal bedroom benefiting from an en-suite bathroom, made possible by the extension. There are two further well-proportioned bedrooms accessed from the landing, all of which are serviced by a modern family bathroom.

Externally, the house enjoys a private, tiered rear garden which wraps around the property and boasts an attractive Japanese blossom tree.



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