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34 Crostwick Lane, Spixworth, Norfolk, NR10 3PD

A detached family home, pleasantly positioned within the popular Broadland village of Spixworth, just north of the historic city of Norwich. The property enjoys a convenient setting with easy access to Norwich Airport and a good range of village amenities, including a medical practice, village hall, supermarket, convenience store, public house and social club. Both the Infant and Junior Schools are also within approximately one mile, making the location particularly appealing to families.

Set well back from the road and screened by established natural hedging, the property is approached via a generous shingle driveway providing ample off-road parking and access to a substantial double garage/workshop. To the rear is an enclosed, south-facing garden, featuring a broad paved terrace ideal for alfresco dining and entertaining, which extends onto a lawn and further terraced garden areas.

Internally, the property offers spacious and versatile accommodation arranged over two floors. The entrance hallway leads to a study or ground-floor bedroom, providing useful flexibility depending on individual requirements, together with a bathroom and an open-plan lounge/dining room. The adjoining kitchen is well positioned for both everyday living and entertaining, while double doors from the living area open directly onto the rear terrace, creating a pleasant connection between the home and garden.

To the first floor are three further bedrooms, with the principal bedroom benefiting from an en-suite shower room and separate dressing room. The flexible layout provides excellent scope for accommodating family members, working from home or creating additional living space as required.

The property's location further enhances its appeal, with the Norfolk Broads approximately five miles away and Norwich city centre within easy reach. Norwich offers an extensive range of shopping, restaurants, cafés, public houses, nightlife and cultural attractions, together with a wealth of historic interest. The sandy beaches of the Norfolk coastline can also be reached in around thirty minutes by car, providing an appealing combination of village, city, countryside and coastal living.



Detached



House



Older



2 Bathrooms



1/2 Receptions



3/4 Bedrooms



Tax Band D

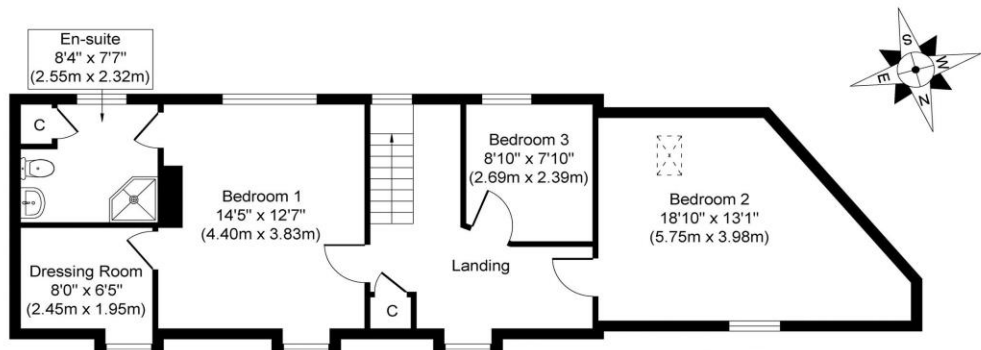


Off-Road
Parking

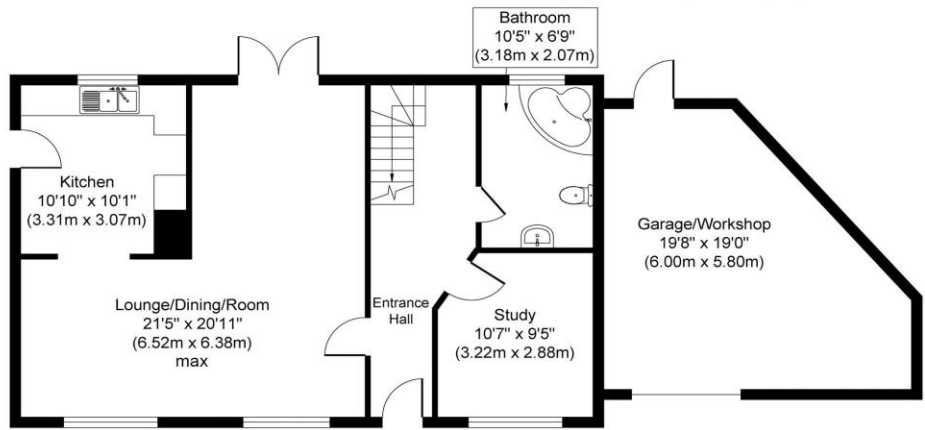


Double
Garage/workshop





First Floor
Approximate Floor Area
716 sq. ft
(66.54 sq. m)



Ground Floor
Approximate Floor Area
743 sq. ft
(69.07 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item, 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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