

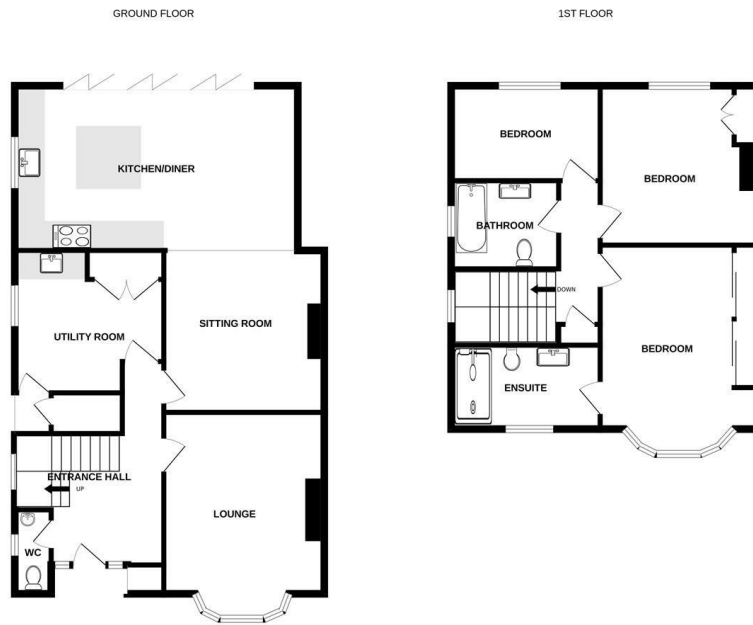


129 Spixworth Road | | Norwich | NR6 7DU

Offers In Excess Of £450,000

****STUNNING EXTENDED AND RENOVATED HOUSE IN OLD CATTON**** Gilson Bailey are proud to present this simply stunning, extended and beautifully modernised three-bedroom semi-detached home, ideally located in the highly sought-after suburb of Old Catton. Finished to an exceptional standard throughout, this impressive property offers a welcoming entrance hall, elegant lounge and sitting room both featuring charming wood burners, and a breathtaking open-plan contemporary kitchen/diner with bi-fold doors seamlessly connecting indoor and outdoor living, alongside a utility room and ground floor WC. Upstairs, three well-proportioned bedrooms are complemented by a stylish family bathroom, while the principal bedroom enjoys a sleek en-suite shower room. Externally, the home continues to impress with a lawned front garden, an extensive driveway with electric gates providing ample off-road parking, and a beautifully landscaped, mature rear garden perfect for entertaining and relaxation. Benefitting from double glazing, gas central heating and presented in immaculate condition, this outstanding property offers the perfect family home — early viewing is highly recommended to fully appreciate everything on offer.





Location

Old Catton is located to the North of Norwich close by to many local amenities including schooling, parks, convenient shops, Morrison's supermarket, local pubs and restaurants. There is ease of access to Norwich ring road and NDR with regular public transport links to and from the city centre.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, sitting room, utility room, WC and stairs to first floor.

Lounge 16'11" x 12'3"

Double glazed windows, radiator, wood burner.

Sitting Room 12'9" x 12'3"

Radiator, wood burner.

Kitchen/Diner 21'11" x 12'9"

Fitted wall and base units with worktops over, centre island, butler sink with tap over, fitted Neff hob and double oven, space for fridge/freezer and dishwasher, bi-fold patio doors, underfloor heating, four Velux windows.

Utility Room 11'3" x 10'3"

Fitted wall and base units, butler sink with tap over, space for washing machine and tumble dryer, double glazed window, radiator, door to side.

WC 6'4" x 3'1"

Low level WC, hand wash basin, heated towel rail, frosted double glazed window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 17'1" x 12'4"

Double glazed windows, radiator, built in wardrobes.

En-Suite 11'3" x 6'2"

Walk-in shower cubicle with rainfall shower, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 12'11" x 12'4"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 11'5" x 7'4"

Double glazed window, radiator.

Bathroom 8'7" x 6'2"

Panelled bath with rainfall shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Lawned garden with mature plants and shrubs, large driveway providing ample off road parking with electric gates.

Outside Rear

Large patio seating area, lawned garden, mature plants, shrubs and trees, large timber shed/workshop, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

Tenure


Freehold

Utilities

Full fibre broadband available.
Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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