



**Spixworth Road, Norwich, NR6 7DY**

**welcome to**

**Spixworth Road, Norwich**

A versatile and well-proportioned three-bedroom late Victorian Cottage offering fantastic potential for renovation. Featuring two adaptable reception rooms, an updated ground-floor bathroom, extensive fitted storage throughout, and a west-facing garden.



## Description

Tucked behind a deceptive frontage, this late Victorian Cottage reveals a layout designed for flexibility and everyday practicality. The ground floor offers two adaptable reception rooms that can be interchanged to suit your lifestyle; both feature TV connections and charming original Canadian Wood flooring currently protected by carpet tiles. The front room is anchored by an original brick-surround fireplace and mantle, with bespoke shelving included throughout both living areas.

The functional kitchen, offering extensive storage, leads seamlessly into a convenient utility room, ensuring your main living spaces remain clutter-free. While the kitchen is fully operational, it offers a prime opportunity for a buyer to add value through modern upgrades. The ground floor is completed by a contemporary bathroom suite featuring a shower over the bath.

Upstairs, the home continues to impress with three well-proportioned bedrooms, all boasting excellent integrated storage. Bedrooms two and three feature the added convenience of vanity wash basins. Further storage is provided by a fully boarded loft.

Externally, the west-facing garden captures sunshine throughout the day. It features a patio and lawned areas with split-level garden design, plus a detached sun room that offers excellent potential for renovation. The property is sold with high-quality garden furniture, including a wicker and tempered glass dining set, a garden bench, and chairs. With off-road parking for two.



Total floor area 101.9 m<sup>2</sup> (1,097 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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## Spixworth Road, Norwich

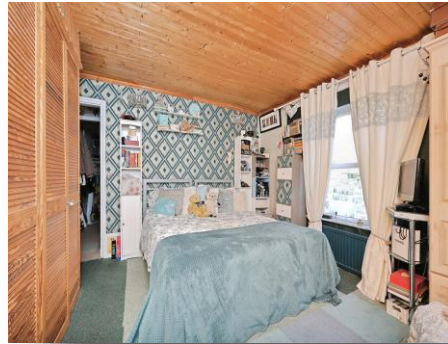
- Price Guide £250,000 - £260,000
- Sunny, west-facing, fully fenced garden with patio, lawn, and versatile storage
- Dedicated utility room, fully boarded loft, and off-road parking for two vehicles.
- Updated ground-floor bathroom with contemporary fittings.
- Each bedroom features excellent fitted storage; two include private vanity wash basins.

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

guide price

**£250,000-£260,000**



Please note the marker reflects the postcode not the actual property

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