





Chestnut Avenue, Spixworth, Norwich, NR10 3QQ

william h brown

welcome to

Chestnut Avenue, Spixworth, Norwich

Located in the popular village of Spixworth, this three-bedroom home enjoys an enviable position backing onto open fields and woodland. The property features an 18' 8" lounge, conservatory, fitted kitchen, ground floor W.C., three bedrooms, and a family bathroom, complete with an 18' 1" garage.













Description

Situated in the popular village of Spixworth, this well-proportioned three-bedroom home enjoys an enviable position backing directly onto open fields and woodland, is within close proximity of local shops, a primary school, doctors' surgery, pub, and regular bus links into Norwich city centre.

Extending to approximately 1,169 sq. ft. (including the garage), the property offers bright, versatile living space ideal for families and commuters alike. An entrance hall with a convenient ground floor W.C. leads to a front-facing fitted kitchen. To the rear sits a generous lounge with under-stairs storage and double doors opening into a bright conservatory, creating a great extra reception space overlooking the rear aspect.
Upstairs, the landing leads to a front-facing main bedroom, two rear bedrooms enjoying scenic views across the fields and woods, and a family bathroom. A standout feature is the peaceful rear outlook bordering open countryside and woodland. The property also benefits from a substantial garage for parking or storage, and a large driveway for approximately 5 cars.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 108.6 m² (1,169 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

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welcome to

Chestnut Avenue, Spixworth, Norwich

- Three-bedroom family home in the popular village of Spixworth
- Backs directly onto open fields and woodland with scenic rear views
- Detached garage (18' 1" x 9' 10") offering secure parking or storage
- Generous 18' 8" lounge with access to a bright rear conservatory
- Three well-proportioned bedrooms and a family bathroom on the first floor

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£275,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
NOR145190 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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