



## Chestnut Avenue, Spixworth, NR10

NO ONWARD CHAIN! A well-presented three-bedroom mid-terrace home!

GUIDE PRICE **£240,000** FREEHOLD



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# COMFORT CONVENIENCE AND VILLAGE CHARM!

This well-presented mid-terrace house offers comfortable, modern living in a popular village location. The accommodation begins with an entrance porch leading into a welcoming living room, ideal for relaxing or entertaining. To the rear is a modern kitchen-dining room, providing an excellent social space with views and access to the garden.

Upstairs, the property offers three bedrooms, all well-proportioned, along with a contemporary family bathroom. Further benefits include gas central heating and double glazing throughout, ensuring year-round comfort and efficiency.



“ patio area,  
perfect for  
outdoor dining and low-  
maintenance enjoyment.”



## Overview

- Three bedrooms
- Modern kitchen-dining room
- Spacious living room
- Contemporary family bathroom
- Gas central heating & double glazing
- Driveway and single garage
- Landscaped rear garden with patio
- Popular village location
- Ideal for first-time buyers or families





## Location

Spixworth is a highly regarded village to the north of Norwich, offering a strong sense of community alongside everyday amenities including shops, schooling and local pubs. The location provides excellent access to Norwich city centre, the Northern Distributor Road, the Norfolk Broads and the North Norfolk coast, making it ideal for both commuters and those seeking a village lifestyle with connectivity.



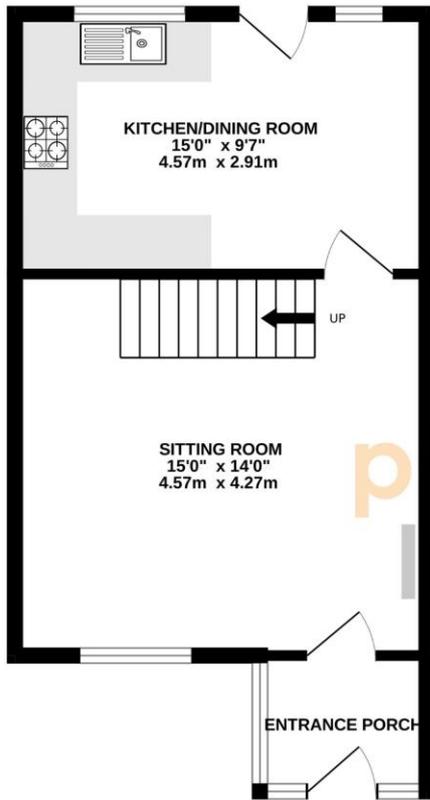
## Outside

Externally, the home enjoys a landscaped rear garden with a lawn and patio area, perfect for outdoor dining and low-maintenance enjoyment. A driveway and single garage, positioned to the side of the neighboring property, provide valuable off-road parking and storage.

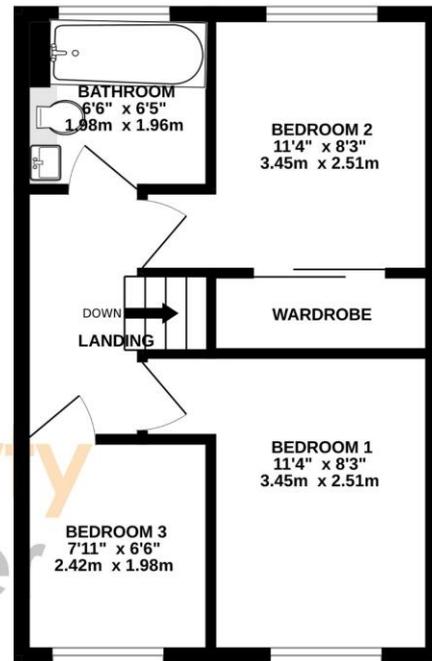
An ideal choice for first-time buyers, families or investors alike.

The property benefits from a drive and single garage, located to the side of the neighbouring home.

**GROUND FLOOR**  
383 sq.ft. (35.6 sq.m.) approx.



**1ST FLOOR**  
351 sq.ft. (32.6 sq.m.) approx.



**TOTAL FLOOR AREA : 735 sq.ft. (68.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**FULL EPC AVAILABLE UPON REQUEST**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND: B**

**LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL**

**SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING**

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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**GOLD WINNER**  
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