



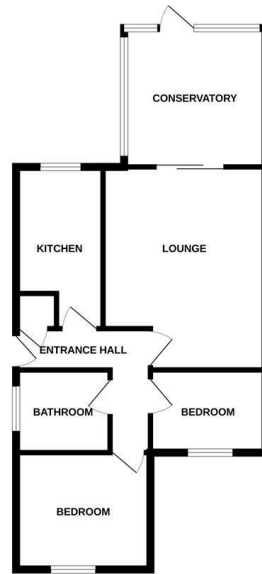
**7 Hawthorn Close | Spixworth | Norwich | NR10 3RD**

**£240,000**

**\*\*OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to offer this charming two-bedroom semi-detached bungalow, tucked away in a peaceful cul-de-sac within the highly sought-after village of Spixworth, offering an ideal blend of tranquillity and convenience. This well-proportioned home features an entrance hall leading to a lounge, a fitted kitchen, a bathroom, two bedrooms and a conservatory overlooking the garden, perfect for relaxing or entertaining. Outside, the property continues to impress with a private and enclosed lawned rear garden, along with a garage and off-road parking to the front. Benefiting from double glazing and gas central heating, and offered with no onward chain, this is a fantastic opportunity for first-time buyers or those looking to downsize, and early viewing is highly recommended.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown here are based on a typical plan for guidance and to their availability in efficiency may be given.  
Made with MyPlan 6.0.0.0

### Location

The popular village of Spixworth is well served by a great selection of local amenities including infant and junior schools, doctor and dentist surgeries, village hall and pub. There are regular public transport links to and front Norwich city centre with ease of access to the NDR and The Norfolk Broads.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge, kitchen, two bedrooms and bathroom.

#### Lounge 14'11" x 12'0"

Sliding patio doors, radiator.

#### Kitchen 11'11" x 6'4"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window.

#### Bathroom 6'9" x 5'8"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Conservatory 10'7" x 10'2"

Radiator, door to garden.

#### Bedroom One 9'11" x 8'9"

Double glazed window, radiator.

#### Bedroom Two 8'5" x 6'0"

Double glazed window, radiator.

### Outside Front

Mature shrubs and trees, driveway and a single garage.

### Outside Rear

Lawned garden enclosed by timber fencing.

### Local Authority

Broadland District Council, Tax Band B.

### Tenure

Freehold

### Utilities


Fibre to the property.

Mains gas, water and electric.

### Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


**Energy Efficiency Rating**

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            | <b>82</b>                                                                           |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            | <b>58</b>                  |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

**Local Authority**

Broadland District Council, Tax Band B

**Tenure**

Freehold

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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