

propertyladder



Ivy Road, Spixworth, NR10

A Well Presented Detached Two Bedroom Bungalow!

GUIDE PRICE £300,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

CORNER PLOT CALM WITH SERENE GARDENS!

Situated in the village of Spixworth, this well presented detached bungalow occupies a corner plot and benefits from a beautifully maintained wraparound garden! The well proportioned accommodation comprises a spacious entrance hall, two double bedrooms, a comfortable living room, a family bathroom, and a kitchen/diner. The bungalow is offered in well maintained condition throughout, while also presenting an excellent opportunity for buyers to modernise and personalise to their own taste!



“ an additional shingle area, all enclosed by mature hedging for privacy.”



Overview

- Detached Bungalow
- Two Double Bedrooms
- Driveway & Garage
- Wraparound Garden Corner Plot
- Large Entrance Hall
- Kitchen/Diner To Rear Of Bungalow
- Well Maintained With Opportunity To Further Improve/Modernise
- Spacious Living Room
- Fitted Bathroom Suite
- Desirable Location Within Village





Location

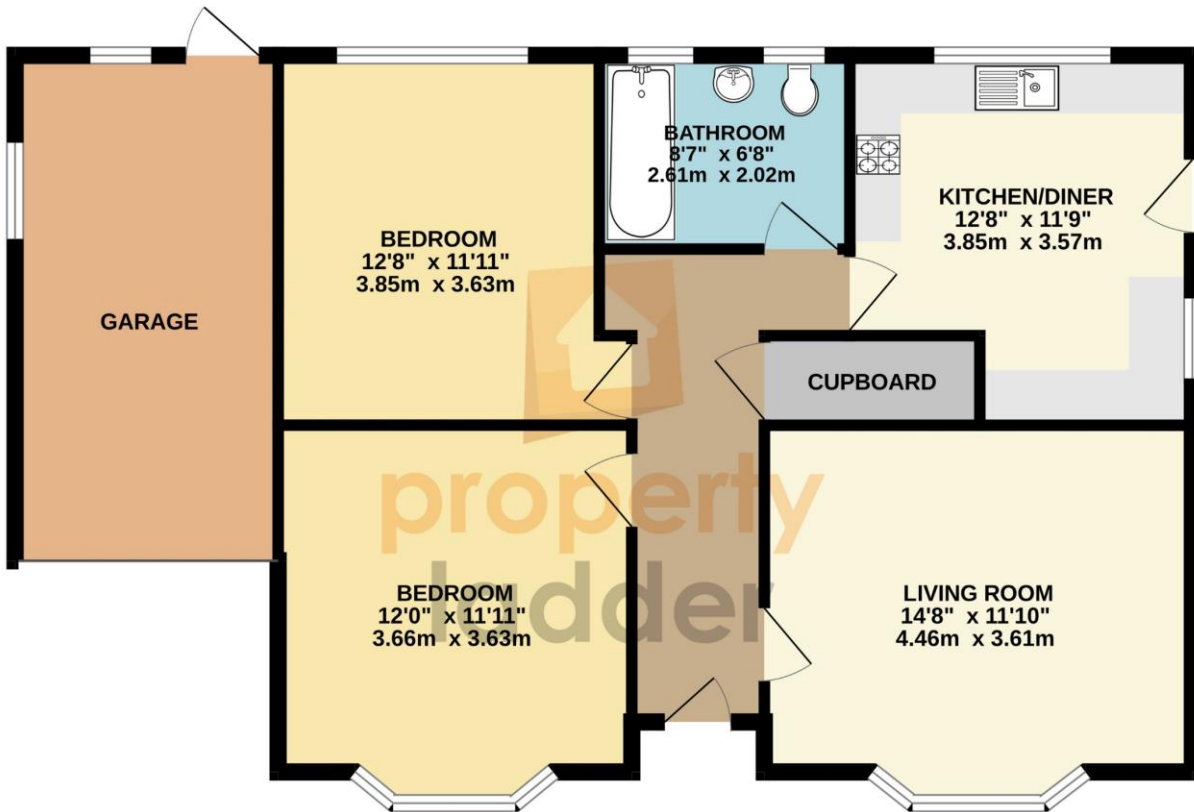
Spixworth is a popular and well-served village located just a few miles north of Norwich, offering a perfect blend of countryside charm and modern convenience. The village benefits from a range of local amenities including a primary school, local shops, a post office, pubs, a pharmacy, and a doctor's surgery. There are also sports and recreation facilities, as well as scenic countryside walks right on the doorstep. Excellent transport links make Spixworth ideal for commuters, with regular bus services to Norwich city centre and easy access to the NDR and A1270, connecting to the wider road network!



Outside

The property occupies a wraparound corner plot, offering access from both Lilian Road and Ivy Road. To the front, there is a spacious brick weave driveway providing ample off road parking, along with a garage. A substantial lawn extends across the front and continues along the side of the house, leading to an additional shingle area, all enclosed by mature hedging for privacy. The rear garden is fully enclosed by fencing and features a well maintained lawn and a patio area, ideal for outdoor entertaining.

GROUND FLOOR
926 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 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.
Made with Metropix ©2025

FULL EPC AVAILABLE UPON REQUEST

EPC - TBC

COUNCIL TAX BAND: C

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.

BRITISH PROPERTY AWARDS 2025
GOLD WINNER
ESTATE AGENT IN NORWICH (NR10-16)

f 98 Crostwick Lane, Spixworth, NR10 3NQ
T 01603 898100
propertyladderonline.com

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.