



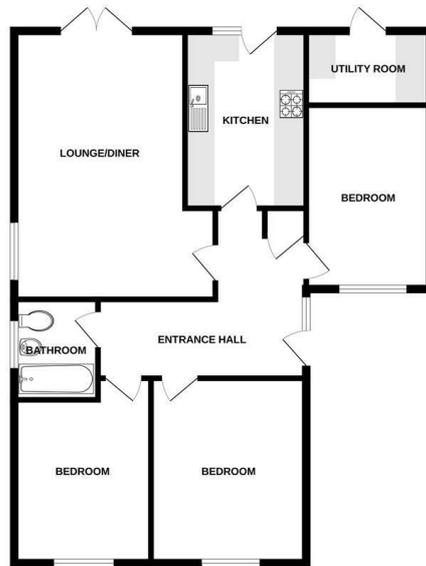
**14 Jenny Road | Spixworth | Norwich | NR10 3QW**

**Guide Price £325,000**

**\*\*GUIDE PRICE £325,000 - £350,000\*\***DETACHED BUNGALOW IN A QUIET CUL-DE-SAC\*\* Gilson Bailey are delighted to offer this well-presented three-bedroom detached bungalow, tucked away within a peaceful cul-de-sac in the highly sought-after village of Spixworth. Offering spacious and well-balanced accommodation, the property features a generous entrance hall, impressive lounge/diner, fitted kitchen, modern bathroom, and three comfortable bedrooms. Externally, the home benefits from a front driveway providing ample off-road parking, while to the rear lies a good-sized, private and enclosed garden complete with a large storage shed and access to a useful utility room. Further advantages include double glazing, gas central heating, and excellent decorative condition throughout. This versatile bungalow would suit families and those looking to downsize alike, and early viewing is strongly recommended to fully appreciate the accommodation on offer.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any 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 a guide for any prospective purchaser. The services, fixtures and appliances shown here are not deemed to be included in the contract unless specifically stated to be so.

### 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 from Norwich city centre with ease of access to the NDR and The Norfolk Broads.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge/diner, kitchen, three bedrooms and bathroom.

#### Lounge/Diner 18'9" x 13'10"

Patio doors, double glazed window, radiator.

#### Kitchen 12'11" x 8'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated dishwasher, space for fridge/freezer, double glazed window, radiator.

#### Bedroom One 12'0" x 10'6"

Double glazed window, radiator, built in wardrobes.

#### Bedroom Two 12'0" x 9'5"

Double glazed window, radiator, built in wardrobes.

#### Bedroom Three 11'11" x 8'5"

Double glazed window, radiator.

#### Bathroom 6'8" x 5'4"

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

#### Utility Room 8'5" x 5'0"

Space for fridge/freezer, washing machine and tumble dryer.

#### Outside Front

Driveway providing off road parking for three cars.

#### Outside Rear

Lawned garden, patio and decking seating area, raised composite decking, mature plants and shrubs, large timber storage shed, enclosed by timber fencing.

#### Local Authority

Broadland District Council, Tax Band B.

#### Tenure

Freehold

#### Utilities

full fibre broadband available.  
Mains gas, water and electric.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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 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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