



**203 Spixworth Road | | Norwich | NR6 7DY**

## Guide Price £350,000

GUIDE PRICE £350,000 - £370,000 **\*\*EXTENDED FAMILY HOME WITH AN EXTENSIVE AND PRIVATE GARDEN\*\*** Set on a generous and beautifully mature plot in the highly sought-after suburb of Old Catton, this superbly presented and thoughtfully extended four-bedroom semi-detached home offers an exceptional level of space, comfort and versatility for modern family living. The welcoming entrance hall leads you into a warm and inviting lounge complete with a charming wood burner—perfect for cosy evenings in. The separate dining room provides an ideal setting for family meals and entertaining, while the well-appointed kitchen, complemented by a practical utility cupboard, caters effortlessly to day-to-day life. The garden room opens out to the rear, creating an additional living area that beautifully connects the indoors with the stunning outside space. The ground floor also features a modern fitted shower room and a versatile bedroom, ideal for guests, multigenerational living or even a home office.

Upstairs, the home continues to impress with three further bedrooms—all light, comfortable and well-proportioned—alongside a family bathroom off the landing.

Outside, the property truly excels. The front offers a spacious driveway providing ample off-road parking, while the rear reveals a large, private and wonderfully established garden. With mature planting, generous lawned areas, a charming summerhouse and useful outside storage, it's a fantastic space for children, gardening enthusiasts and those who love to relax or entertain outdoors.

Benefiting from double glazing, gas central heating and being maintained to an excellent standard throughout, this is a ready-to-move-into home that perfectly combines character, practicality and modern comfort. Properties of this calibre and location are rarely available—early viewing is strongly advised to avoid disappointment.





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 operation or condition can be given. Made with Metropac i2000.

## Location

Old Catton is located to the North of Norwich close by to many local amenities including schooling, parks, convenient shops, Morrison's supermarket, local pubs and restaurants. There is ease of access to Norwich ring road and NDR with regular public transport links to and from the city centre.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, shower room, bedroom and stairs to first floor.

### Lounge 15'1" x 11'2"

Double glazed window, radiator, wood burner.

### Dining Room 9'1" x 8'10"

Radiator.

### Kitchen 15'6" x 10'0"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and dishwasher, double glazed window, radiator, utility cupboard with space for washing machine and tumble dryer.

### Garden Room 12'3" x 7'1"

Patio doors to garden.

### Shower Room 7'11" x 4'10"

Shower cubicle with rainfall shower, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Bedroom Four 15'8" x 8'7"

Double glazed window, Velux window.

## First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 13'1" x 10'4"

Double glazed window, radiator, built in wardrobes.

### Bedroom Two 11'0" x 9'0"

Double glazed window, radiator, built in wardrobes.

### Bedroom Three 10'1" x 6'8"

Double glazed window, radiator.

### Bathroom 7'11" x 5'5"

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

## Outside Front

Brick weave driveway providing off road parking.

## Outside Rear

Large lawned gardens, mature plants, shrubs and trees, summerhouse, outside storage sheds, enclosed by timber fencing.

## Local Authority

Broadland District Council, Tax Band C.

## 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>	<b>73</b>	<b>77</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	

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Broadland District Council, Tax Band C

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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.