



## Arthurton Road, Spixworth, NR10

Detached Two Bedroom Bungalow On A Generous Corner Plot!

GUIDE PRICE **£280,000** FREEHOLD



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# CORNER-PLOT COMFORT IN SPIXWORTH!

Set on a generous corner plot within the ever-popular village of Spixworth, this detached bungalow presents an excellent opportunity for buyers seeking single-level living in a well-connected village setting - and is offered with the added benefit of no onward chain.

The accommodation is well balanced and practical. An entrance hall leads through to a bright and spacious lounge/dining room, providing ample space for both comfortable seating and a dining table - ideal for everyday living and entertaining alike.

The fitted kitchen offers a range of storage and workspace, positioned conveniently to serve the main living accommodation.

There are two good-sized bedrooms, both well proportioned, along with a modern shower room.



*“landscaped rear garden provides a private and manageable outdoor space”*



## Overview

- Detached Bungalow
- Generous Corner Plot
- Two Good-Sized Bedrooms
- Spacious Lounge/Diner
- Fitted Kitchen
- Modern Shower Room
- Landscaped Rear Garden
- Driveway & Garage
- Gas Central Heating & Double Glazing
- Offered With No Onward Chain





## Location

Spixworth is one of Norfolk's most sought-after villages, located just a few miles north of Norwich. The village offers a range of local amenities including shops, schooling, public houses and regular bus links into the city centre.

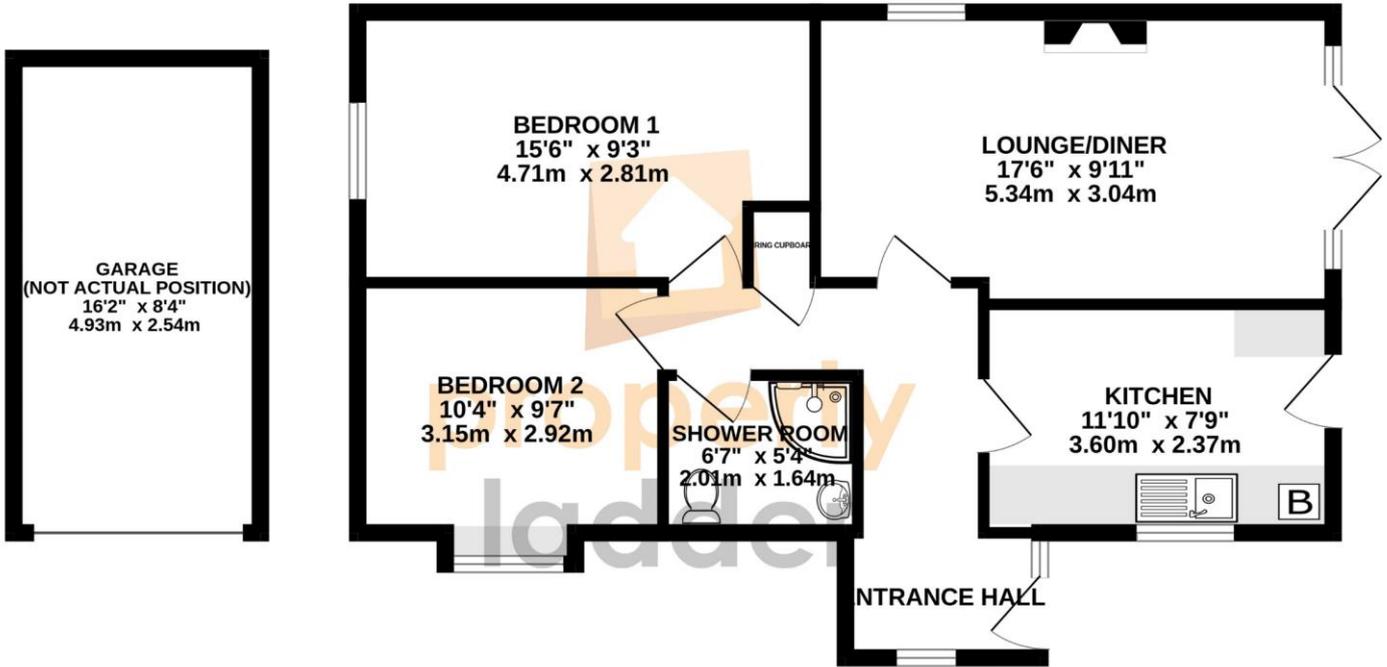
With easy access to Norwich, the Northern Distributor Road and surrounding countryside, Spixworth remains a firm favourite for buyers looking to enjoy village living while staying well connected.



## Outside

The property truly benefits from its corner plot position. The landscaped rear garden provides a private and manageable outdoor space, while to the front and side there is a driveway providing off-road parking and access to the garage.

**GROUND FLOOR**  
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 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		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND: C**

**LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL**

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

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