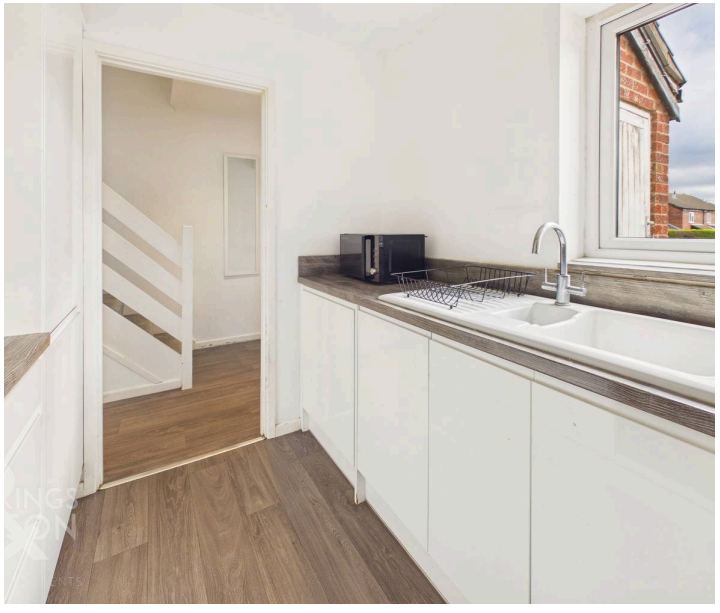


Orchard Road, Spixworth - NR10 3QE

STARKINGS & WATSON

HYBRID ESTATE AGENTS







Orchard Road

Spixworth, Norwich

NO CHAIN! This RECENTLY UPDATED THREE BEDROOM MID TERRACE HOME offers an inviting blend of modern style and versatile living spaces, all presented with NO ONWARD CHAIN. Step inside to a welcoming ENTRANCE HALLWAY that leads directly into the impressive 15' SITTING/DINING ROOM, a bright and airy space perfect for relaxing or entertaining, complete with FRENCH DOORS opening directly onto the rear garden (ideal for seamless indoor-outdoor living). The MODERN FITTED KITCHEN features a range of sleek units and integrated appliances, providing ample storage and preparation space for any culinary enthusiast. Upstairs, discover THREE AMPLE BEDROOMS (each thoughtfully proportioned to accommodate family or guests) and a well-appointed FAMILY BATHROOM. The property also benefits from OFF ROAD PARKING and a SINGLE GARAGE, ensuring convenience and security for vehicles and additional storage needs. The rear garden is also fully enclosed with NEWLY INSTALLED FENCING.

With its practical layout and tasteful updates throughout, this home is ready to move straight into, offering the perfect setting for first-time buyers, young families, or those seeking a low-maintenance investment.

Council Tax band: B
Tenure: Freehold
EPC Energy Efficiency Rating: C

- No Chain!
- Three Bedroom Mid Terrace Home
- In The Process Of Being Updated & Renovated
- 15' Sitting/Dining Room With Door Onto The Rear Garden
- Modern Fitted Kitchen
- Three Ample Bedroom & Family Bathroom
- Private Enclosed Rear Gardens With Newly Installed Fencing
- Off Road Parking & Single Garage

Located approximately six miles North of Norwich, is the popular village of Spixworth. The village has a range of amenities such as shops, dentist and doctors surgery, infant school, a public house, village hall and playing field. There is good access to the new Broadland Northway - NDR road, which provides access in and around Norwich, along with regular bus routes. You are also around a 35 minute commute to the nearest coast.



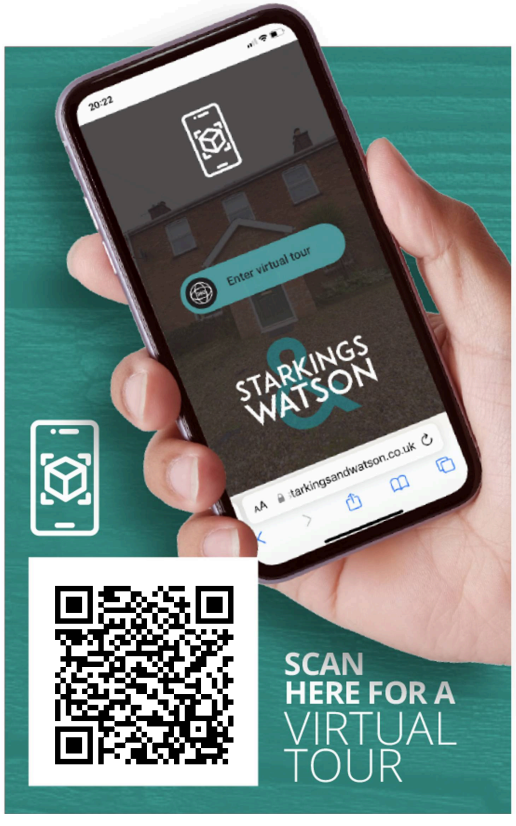
SETTING THE SCENE
Approached from the frontage via a shingled driveway providing a parking space off road for one car. A pathway in turn leads to the main entrance door to the front and into the hallway. The garage can be found to the side. Also found from the front there is an external store room providing handy extra storage.

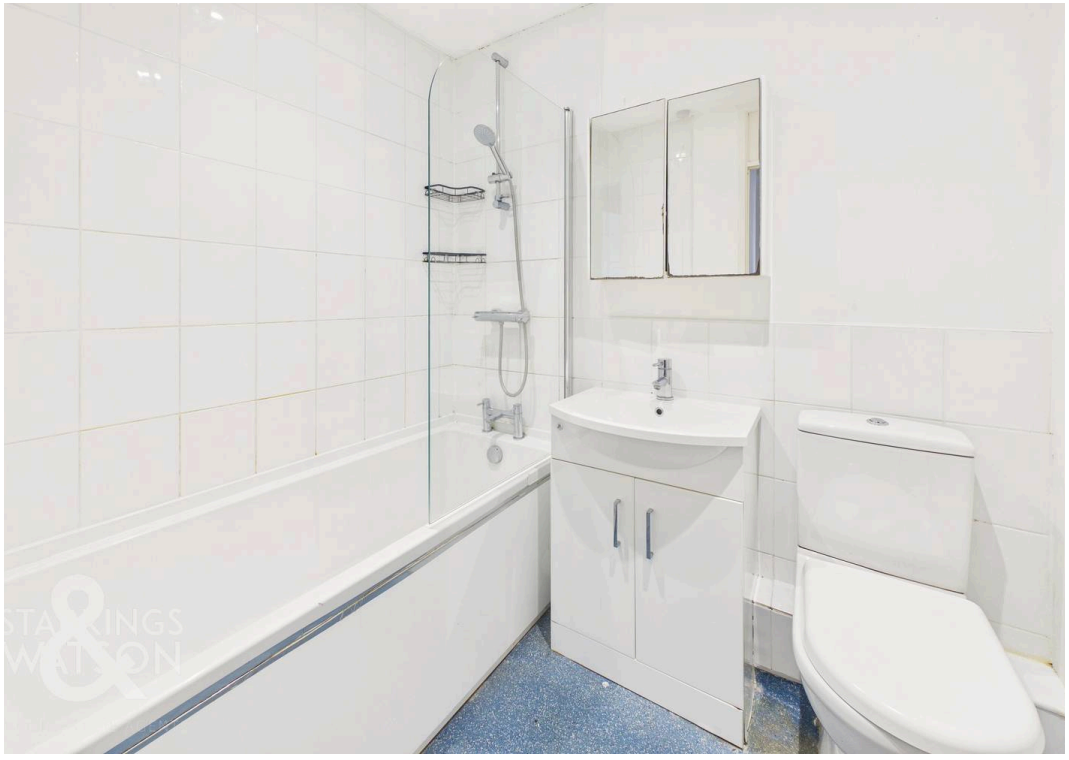
THE GRAND TOUR
Entering via the main entrance door to the front there is a welcoming hallway with stairs ahead to the first floor. There is built in storage as well as a very useful ground floor W/C. Doors lead from the hallway to the sitting room and the kitchen independently. The modern fitted kitchen to the front offers a range of wall and base level units with wood effect worktops over. Appliances include a fridge/freezer, electric oven and gas hob as well as washing machine. The sitting room found to the rear measures approximately 15' with understairs storage and double doors to the rear garden.

Heading up to the first floor landing there is more storage built in and doors leading to three bedrooms and the bathroom. The bathroom offers a bath with shower over, w/c and hand wash basin. Bedroom wise there are two comfortable doubles and a further single with the largest room benefitting from built in storage.

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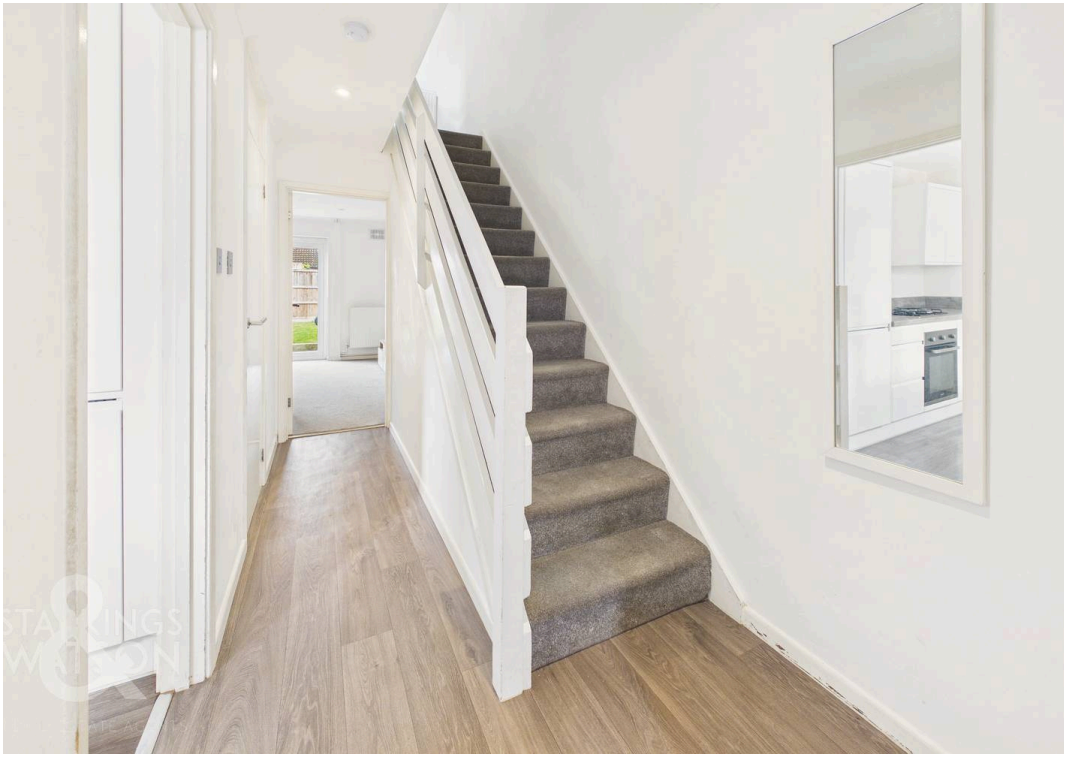
VIRTUAL TOUR
View our virtual tour for a full 360 degree of the interior of the property.















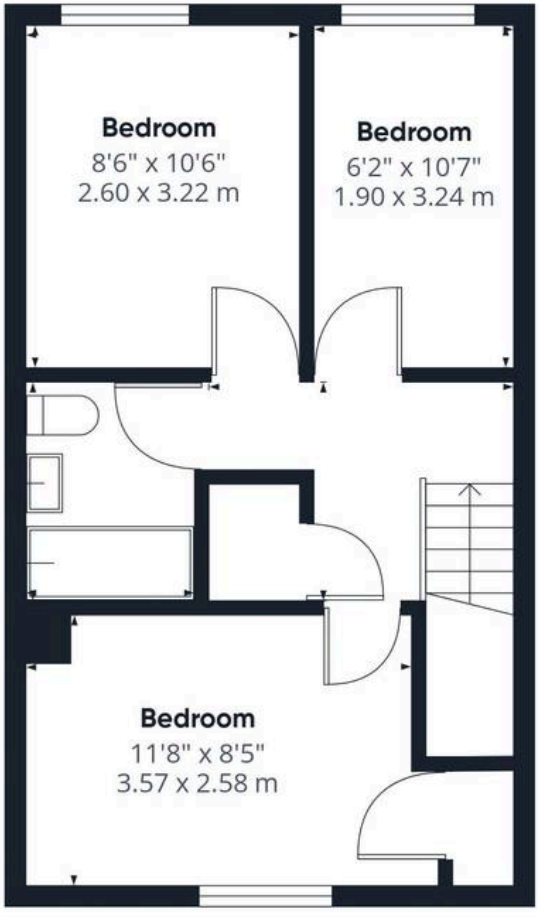


THE GREAT OUTDOORS

Exiting the French doors via the sitting room, you will find a blank canvas ready for the new owners to make their mark. A large patio sit next to the property, ideal for outside dining and enjoying the warmer weather with friends and family. With a small step, the remaining garden is laid to lawn and make secure with concrete post and wooden panel fencing, with a latch and brace gate to the very rear.



Ground Floor



Floor 1



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Approximate total area(1)

790 ft²

73.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.