



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham 01603 261104  
Norwich 01603 740044

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



ICONIC  
ESTATE AGENTS

Spixworth Road, Old Catton  
£375,000 Freehold



- 1950's Semi Detached Family Home
- Three Well Proportioned Bedrooms
- Separate Dining Room With Fireplace
- Bay Fronted Sitting Room
- Fitted Kitchen
- Conservatory
- Family Bathroom
- Generous Enclosed West Facing Rear Garden
- Garage & Driveway Providing Ample Parking
- EPC Rating Tbc / Council Tax Band C

## Description

Situated in the sought-after suburb of Old Catton, this delightful 1950s semi-detached home occupies a generous plot and enjoys a beautifully positioned west-facing rear garden.

The accommodation begins with a spacious entrance hallway, featuring a large storage cupboard with excellent potential for conversion into a ground floor cloakroom. Stairs rise to the first floor, with doors leading to the principal ground floor rooms. The well-proportioned sitting room is enhanced by an attractive bay window to the front aspect, allowing for plenty of natural light. To the rear, the kitchen is fitted with a range of wall and base units with worktops over, offering ample space for appliances and providing side access via an external door. The dining room benefits from sliding doors opening into the conservatory. The conservatory overlooks the rear garden and provides direct access outside, creating an ideal space for entertaining or relaxing.

Upstairs, the landing gives access to three generously sized bedrooms, the family bathroom and a separate WC. Both the principal and third bedrooms benefit from built-in wardrobes. The bathroom comprises a two-piece suite including a panel bath with shower over and a hand wash basin, complemented by the separate WC.

## Outside

Externally, the property boasts a substantial brick-weave driveway providing ample off-road parking and access to the single garage. The front garden is designed for low maintenance, predominantly laid to shingle with attractive flower and shrub borders. The fully enclosed west-facing rear garden is mainly laid to lawn, complemented by well-stocked borders and a separate patio area, perfect for enjoying afternoon and evening sunshine.

## Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

## Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

## Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF  
 Council Tax C

## Tenure

Freehold

## Directions

From Chartwell Road, turn into Spixworth Road where the property can be found indicated by our For Sale Board.

