



Douglas Road, Spixworth - NR10 3QT



Douglas Road

Spixworth, Norwich

WELL POSITIONED at the end of a quiet CUL-DE-SAC, this 2005 BUILT SEMI-DETACHED HOUSE offers an enviable combination of privacy, convenience and modern living. IMMACULATELY PRESENTED and thoughtfully modernised, the property is READY TO MOVE IN and ideally situated within close proximity to TRANSPORT LINKS, LOCAL SCHOOLING and AMENITIES. Step inside through a welcoming HALLWAY ENTRANCE with stairs rising and a convenient WC for guests, leading to the impressive 16' SITTING/DINING ROOM. Here, FRENCH DOORS open directly to the garden, seamlessly blending indoor and outdoor living. The FULLY FITTED KITCHEN boasts EXTENSIVE STORAGE and INTEGRATED APPLIANCES, making it a delight for both every day living and entertaining. Upstairs, TWO DOUBLE BEDROOMS each benefit from INTEGRATED WARDROBES, offering ample storage and comfort, all served by a MODERN FAMILY BATHROOM including a shower over the bath, finished to a high standard. With DRIVEWAY PARKING FOR THREE VEHICLES, this home is as practical as it is stylish, offering a versatile and welcoming environment for families or professionals alike.



Step outside into the BEAUTIFULLY LANDSCAPED, PRIVATE and ENCLOSED GARDEN, which enjoys a tranquil TREE-LINED REAR ASPECT for added seclusion.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- 2005 Built Semi-Detached House Enjoying An End Of Cul-De-Sac Setting
- Immaculately Presented & Modernised Interior, Ready To Move In
- Within Close Proximity To Transport Links, Local Schooling & Amenities
- 16ft Sitting/ Dining Room With French Doors Opening
- Fully Fitted Kitchen With Extensive Storage & Integrated Appliances
- Two Double Bedrooms Both With Integrated Wardrobes, Served By A Modern Family Bathroom
- Beautifully Landscaped Private & Enclosed Garden Enjoying A Tree-Lined Rear Aspect
- Driveway Parking For Three Vehicles



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

The property is tucked away at the end of a quiet cul-de-sac, offering a low maintenance shingle laid frontage enclosed by well maintained hedging. Adjacent paved driveway parking provides space for three vehicles, while a short flagstone pathway leads to the main entrance, positioned to the front beneath an open porch.

THE GRAND TOUR

Stepping inside, the light and bright entrance hallway is generously proportioned and provides an ideal meet-and-greet space. Wood effect flooring runs underfoot, with stairs rising to the first floor and a well presented two-piece WC tucked beneath, ideal for guests. A door leads through to the fully fitted kitchen, comprising a range of wall and base storage units with integrated appliances including an oven, inset electric hob and extractor above. Under counter plumbing is provided for a washing machine, while there is dedicated space for a freestanding/ fridge freezer. Generous wraparound worktop space provides ample room for food preparation, complemented by tiled splashbacks, with practical tiled flooring underfoot. At the end of the hallway, you are welcomed into the heart of the home, the impressive 16' open plan sitting and dining room. Wood effect flooring continues throughout, with the generous proportions comfortably accommodate a variety of soft furnishing arrangements alongside a formal dining table. uPVC double glazed windows and French doors overlook the rear garden, ensuring the room is flooded with natural light.

The French doors open directly onto the patio, creating a seamless connection between the indoor and outdoor living spaces.

Ascending to the carpeted first floor landing, loft access is provided overhead alongside a useful airing cupboard. Doors open to two well proportioned double bedrooms. The main bedroom overlooks the garden and enjoys the attractive tree lined rear aspect, while twin double integrated wardrobes provide excellent storage alongside ample space for a large double bed. The second bedroom is currently utilised as a study/dressing room but would comfortably accommodate a double bed and benefits from further integrated storage positioned to the corner, offering excellent flexibility depending on individual requirements. Centrally positioned from the landing, the stylish three piece family bathroom comprises a bath with rainfall shower over and glass shower screen, complemented by floor-to-ceiling tiling, mosaic effect tiled flooring, a designer heated towel radiator and generous vanity storage beneath the wash basin.

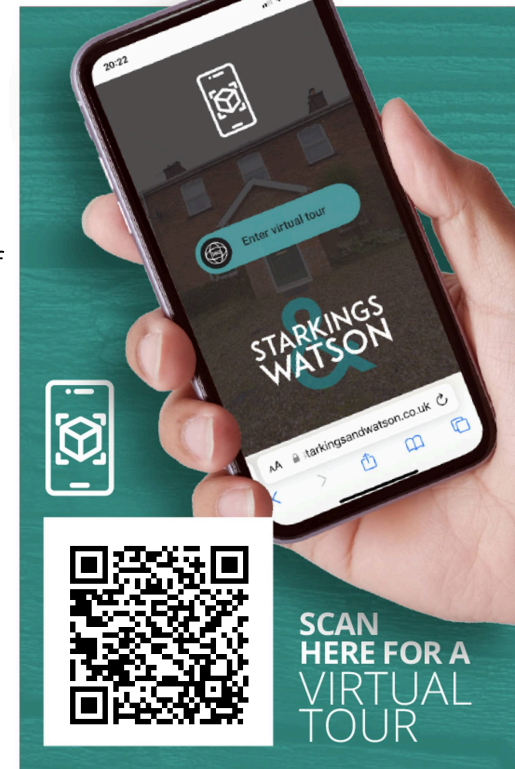
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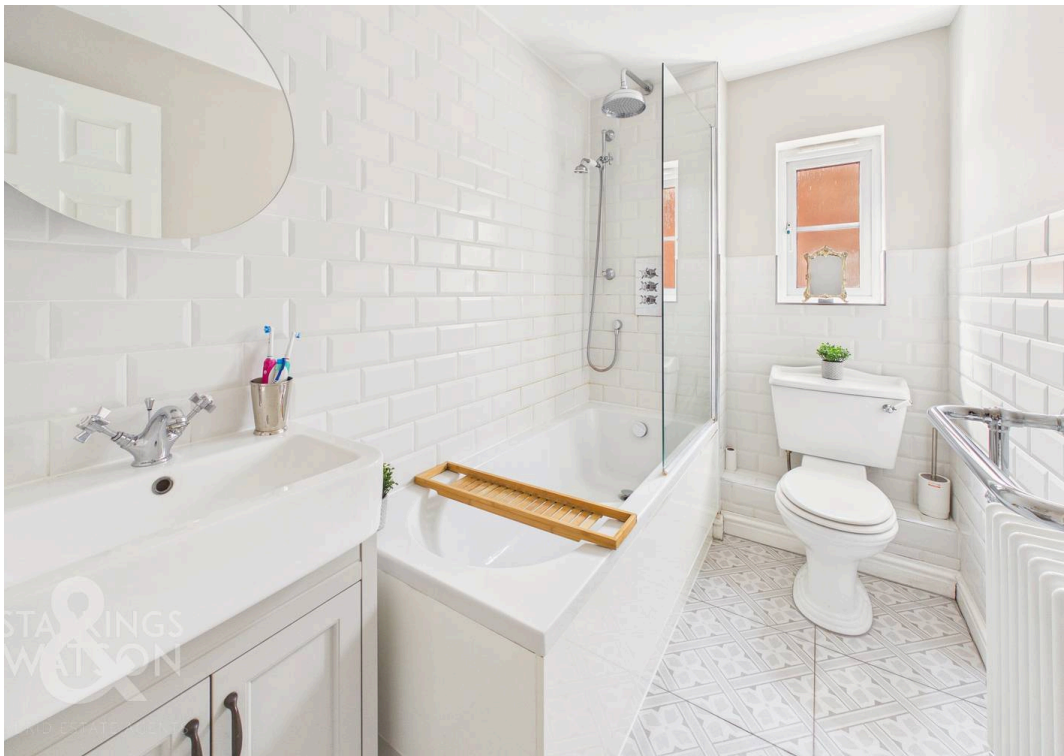
Postcode : NR10 3QT

What3Words : ///moons.drips.people

VIRTUAL TOUR

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



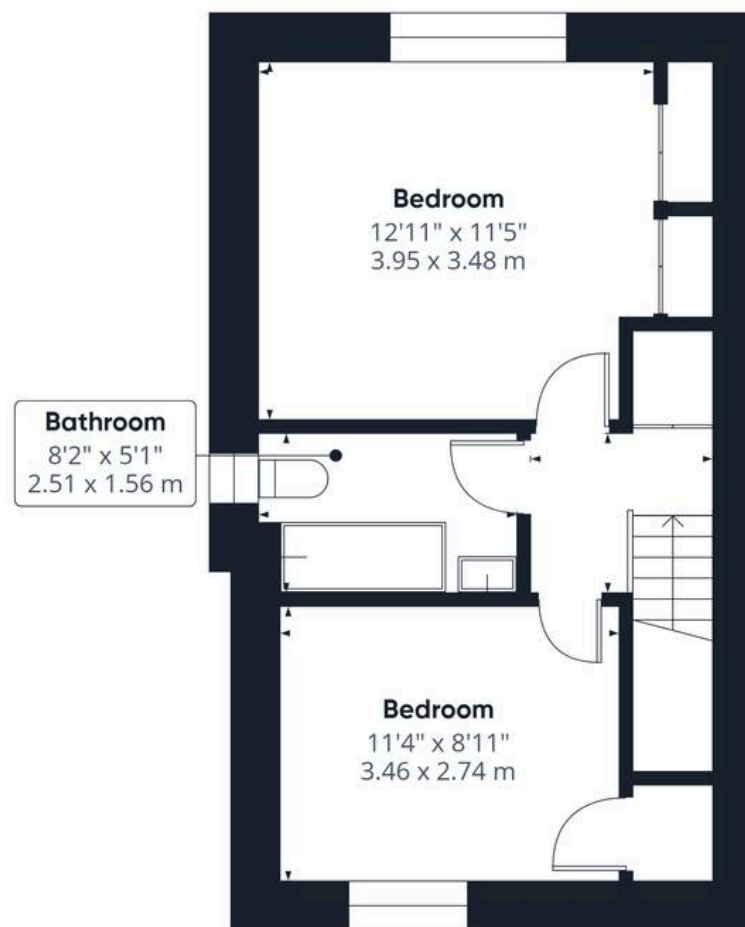
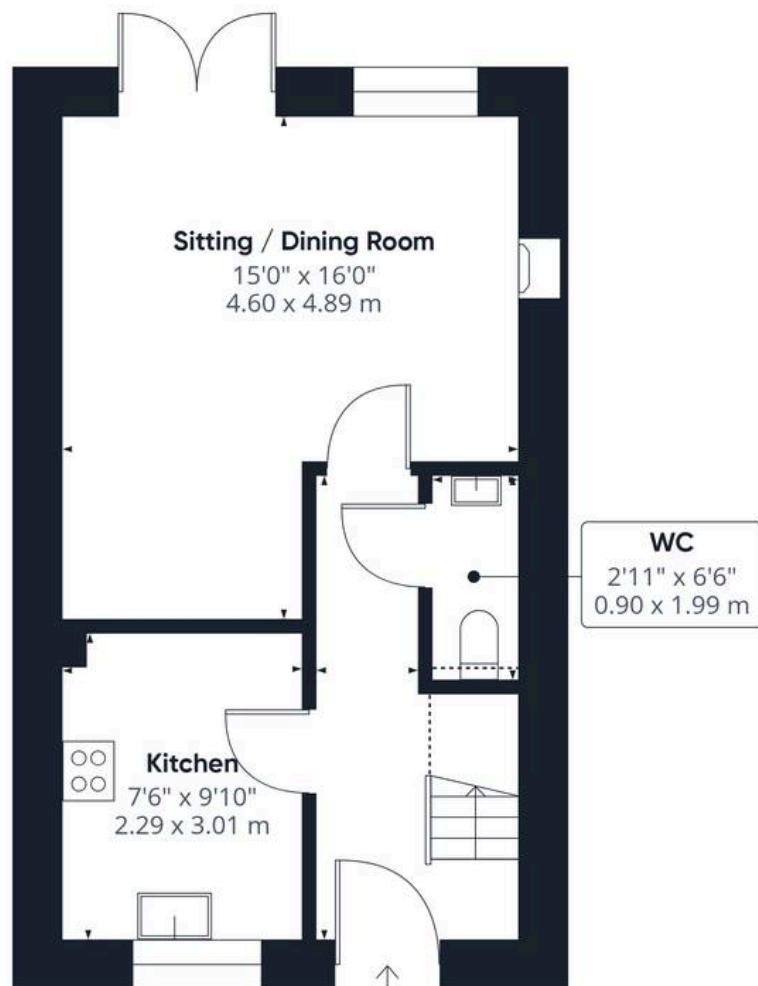




THE GREAT OUTDOORS

The rear garden is as immaculate as the internal decoration, the current owners have kept the garden to a high standard. With a flagstone patio just outside the French doors, this is the perfect place to enjoy a morning coffee. To the left is a small shed with an attached decking area with lighting, perfect for entertaining family and guests. The remaining garden is laid to lawn with mature hedging and secured with panel fencing, and a latch and brace gate to the driveway.





Approximate total area⁽¹⁾

722 ft²

67.1 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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