



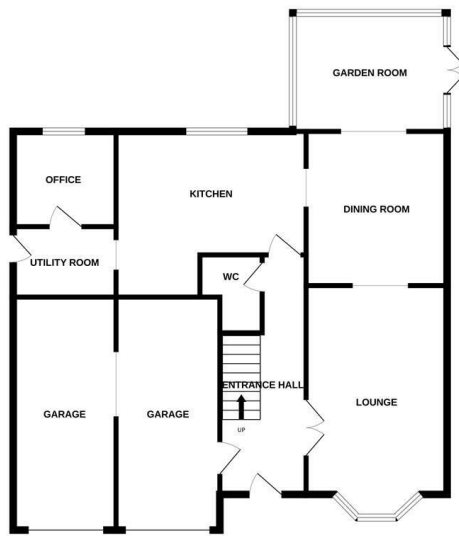
46 Jenny Road | Spixworth | Norwich | NR10 3QW

Guide Price £550,000

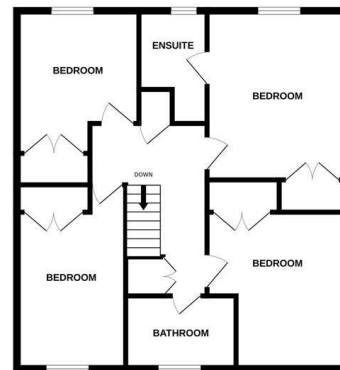
****GUIDE PRICE £550,000 - £575,000 EXECUTIVE DETACHED FAMILY HOME ON A LARGE PLOT BACKING ONTO GREGS MEADOW**** Gilson Bailey are proud to present this exceptional, extended four-bedroom detached family home, occupying a generous plot and enjoying a truly enviable position backing onto the picturesque Gregs Meadow in the highly sought-after village of Spixworth. Beautifully presented throughout, this impressive home offers spacious and versatile accommodation including a welcoming entrance hall, elegant lounge, formal dining room, a sleek modern fitted kitchen, stunning garden room, utility room, home office and ground floor WC. Upstairs, four well-proportioned bedrooms all benefit from built-in wardrobes, with the principal bedroom enjoying a stylish en-suite, complemented by a contemporary family bathroom off landing. Outside, the property continues to impress with a substantial driveway providing ample off-road parking leading to a double garage with power and lighting, while to the rear lies a large, private garden featuring a secluded seating area and a superb timber outbuilding currently housing a hot tub—perfect for entertaining. Further benefits include double glazing, air source heating and an immaculate finish throughout. A truly outstanding family home that must be viewed to be fully appreciated.



GROUND FLOOR



1ST FLOOR



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 misstatement. 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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Location

The popular village of Spixworth is well served by a great selection of local amenities including infant and junior schools, doctor and dentist surgeries, village hall and pub. There are regular public transport links to and from Norwich city centre with ease of access to the NDR and The Norfolk Broads.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen, WC, garage and stairs to first floor.

Lounge 18'1" x 11'0"

Double glazed windows, radiator.

Dining Room 12'1" x 11'0"

Radiator.

Kitchen 14'10" x 12'11"

Fitted wall and base units with worktops over, sink and drainer, Range cooker, space for fridge/freezer and dishwasher, double glazed window, radiator.

Utility Room 7'7" x 5'2"

Fitted wall and base units with worktops over, sink and drainer, space for washing machine and tumble dryer, door to side.

Garden Room 12'0" x 9'3"

Door to garden, AC unit.

Office 7'7" x 7'4"

Double glazed window, radiator.

WC 6'0" x 4'0"

Low level WC, hand wash basin.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 13'1" x 11'0"

Double glazed window, radiator, built in wardrobes.

En-Suite 8'9" x 5'3"

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

Bedroom Two 12'4" x 11'0"

Double glazed window, radiator, built in wardrobes.

Bedroom Three 12'5" x 8'7"

Double glazed window, radiator, built in wardrobes.

Bedroom Four 10'7" x 9'1"

Double glazed window, radiator, built in wardrobes.

Bathroom 8'9" x 5'8"

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

Outside Front

Large sweeping driveway providing ample off road parking leading to a double garage.

Outside Rear

Large lawned garden, timber decking seating area, patio area, mature plants and shrubs, large timber outbuilding, enclosed by timber fencing with side gate access.

Local Authority

Broadland District Council, Tax Band E.

Tenure

Freehold

Utilities

Fibre to the property.

Air source heating and mains water and electric.

Solar panels owned outright.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Local Authority

Broadland District Council, Tax Band E

Tenure

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.

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