



Godfrey Road, Spixworth, NR1

An Extended And Beautifully Finished Three Bed Detached Bungalow!

GUIDE PRICE **£380,000** FREEHOLD



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

A HOME THAT UNFOLDS BEAUTIFULLY ON ALL LEVELS!

Step inside and you are greeted by a spacious entrance hall, leading through to the heart of the home - an impressive L-shaped kitchen and dining room. Thoughtfully designed with stylish cabinetry and integrated appliances, this space is both practical and beautifully finished, ideal for everyday living and entertaining alike.

The property offers an abundance of living space, with a large sitting room providing a comfortable and relaxing environment. This flows seamlessly into a bright and airy garden room, a wonderful spot to enjoy views of the garden all year round and a perfect extension of the living space.

There are three well-proportioned bedrooms, with the principal bedroom benefiting from a walk-in wardrobe complete with fitted storage, adding a touch of luxury and practicality. The family bathroom is finished to an excellent standard, featuring both a separate bath and shower enclosure, along with fitted cabinetry, while a further WC adds additional convenience.



“ with raised beds leads to a beautiful corner decked seating area ”



Overview

- Impressive L-shaped kitchen and dining room with integrated appliances
- Spacious sitting room with adjoining garden room
- Three well-proportioned bedrooms
- Principal bedroom with walk-in wardrobe and fitted storage
- Stylish family bathroom with separate bath and shower
- Additional WC for convenience
- Large garage with adjoining home office





Location

Spixworth is a highly sought-after village just north of Norwich, known for its strong sense of community and excellent range of local amenities. Everything you need is close at hand, including well-regarded schools, shops, a supermarket, pub, café, dentist, doctors and pharmacy, making it an incredibly convenient place to live.

The village is well connected, with regular bus routes into Norwich, while road links provide easy access to the city centre, Norwich International Airport and the wider Norfolk road network.

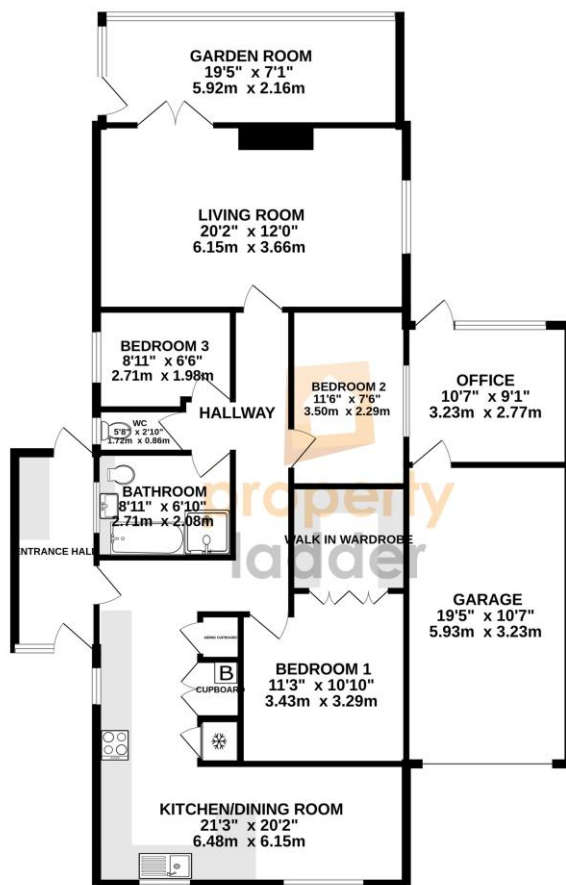


Outside

Outside, the property continues to impress. The large garage offers excellent storage or parking, while the adjoining home office provides a superb work-from-home solution or flexible additional space depending on your needs.

The rear garden has been thoughtfully landscaped and cleverly divided into distinct areas to suit all occasions. A lawned garden with raised beds leads to a beautiful corner decked seating area, ideal for relaxing in the sun. A separate patio area with a summer house and gazebo creates the perfect setting for entertaining, barbecues and social gatherings, with easy access to both the home office and garage.

GROUND FLOOR
1499 sq.ft. (139.2 sq.m.) approx.



TOTAL FLOOR AREA : 1499 sq.ft. (139.2 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		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: D

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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