



Spixworth Road, Norwich NR6 7EH

welcome to

Spixworth Road, Norwich

Offering spacious accomodation both inside and out, this fantastic opportunity to purchase a home with excellent family appeal in a sought after residential location. Early viewings are highly recommended.



An excellent opportunity to acquire this spacious three-bedroom semi-detached home, offering well-proportioned accommodation throughout, a detached garage, ample off-road parking and an impressive rear garden, making it an ideal choice for families and a wide range of purchasers.

The ground floor comprises a welcoming entrance hall, convenient cloakroom/WC, fitted kitchen and an exceptionally spacious open-plan lounge/dining room, providing an ideal space for both everyday living and entertaining. To the rear, a generous conservatory enjoys pleasant views over the garden and offers additional versatile living accommodation.

To the first floor are three well-proportioned bedrooms, served by a family shower room and a separate WC, creating a practical layout for modern family life.

Externally, the property is approached via a driveway providing ample off-road parking and leading to a detached garage. To the rear is a particularly generous enclosed garden, offering an excellent space for outdoor entertaining, family enjoyment or gardening enthusiasts.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Spixworth Road, Norwich

- Detached garage and ample off-road parking
- Sought after residential location
- Generous enclosed garden
- Three well-proportioned bedrooms
- Ideal choice for families

Tenure: Freehold EPC Rating: G

Council Tax Band: C

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR141962 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk