

Ben Allman
Estate & Letting Agents



205 Arthurton Road

Spixworth, Norwich, NR10 3QZ

Guide price £270,000



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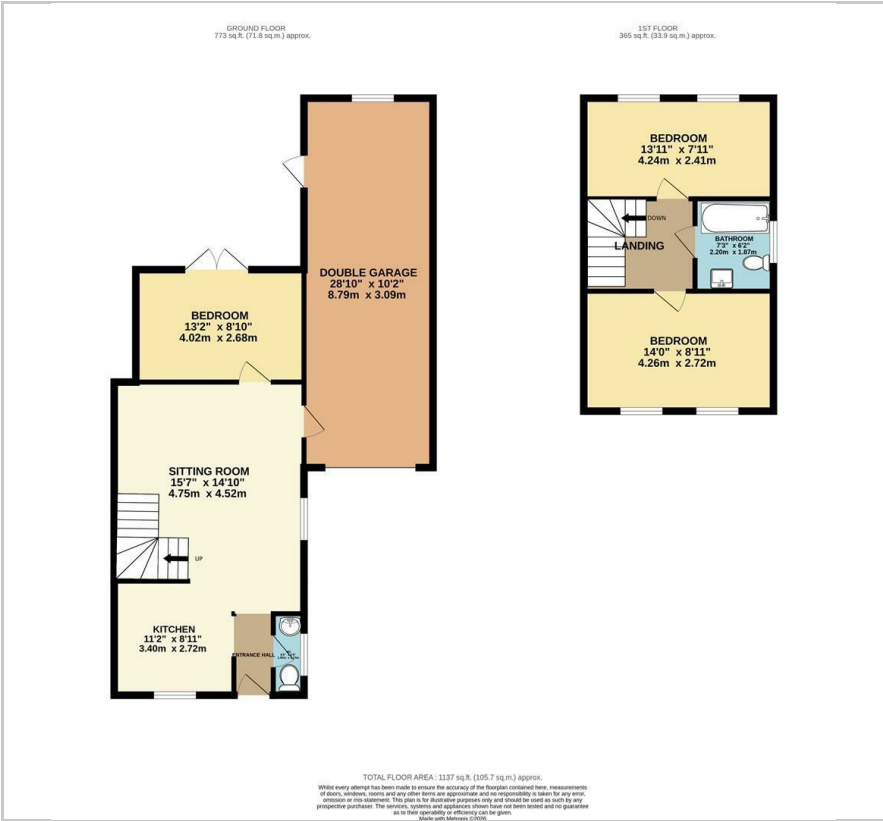


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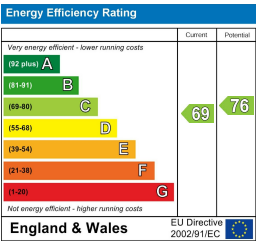
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Great Access To The City Centre
- Three Double Bedrooms Across Two Floors
- Ground Floor WC
- Driveway For Several Vehicles
- Situated Within A Cul-De-Sac
- Beautifully Upgraded Semi-Detached House
- Open-Plan Living Area
- 8.79m Integral Garage Which Falls Within 'Permitted Development Rights' For Conversion
- Enclosed And Low-Maintenance Rear Garden
- EPC Rating - C

Situated within a quiet cul-de-sac in the popular village of Spixworth, this beautifully presented semi-detached home offers versatile and well-planned accommodation, boasting an integral garage which extends to 28ft, offering further potential to prospective purchasers.

The ground floor is centred around an impressive open-plan living space, where a stylish and contemporary kitchen flows seamlessly into the modern living area, complete with a convenient ground floor WC. The property also benefits from a thoughtfully designed extension, currently utilised as a ground floor bedroom with French doors leading out to the garden. This room is equally adaptable as a dining room, additional reception room, or home office depending on individual needs.

One of the standout features of the home is the substantial 28ft garage with electric roller door, which is accessible internally and offers excellent storage or workshop space. The garage also benefits from falling within the 'Permitted Development Rights' providing the opportunity to create an additional bedroom, reception room, or office if desired.

Upstairs, the original three-bedroom configuration has been reconfigured to provide two generously proportioned bedrooms and a modern first-floor bathroom.

Externally, the property benefits from a private driveway providing off-road parking for several vehicles. To the rear, the fully enclosed garden has been designed for low maintenance and features an artificial lawn alongside a patio seating area.



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