







92 Spixworth Road I I Norwich I NR6 7NG

Guide Price £350,000

GUIDE PRICE £350,000 - £360,000 STUNNING DETACHED HOUSE IN AN ELEVATED POSITION Gilson Bailey are delighted to offer this stunning and spacious, three bedroom detached family home, occupying a lovely elevated position within the highly sought-after suburb of Old Catton and offered with the significant advantage of no onward chain. Providing generous and well-balanced accommodation, this attractive property offers an excellent opportunity for families looking for a home in a desirable and convenient location. The ground floor comprises a welcoming entrance hall, comfortable and inviting lounge, separate dining room providing an excellent space for family meals and entertaining, fitted kitchen and convenient WC. Upstairs, there are three generously sized bedrooms and a family bathroom off landing, creating a practical and comfortable layout for growing families. Outside, the property benefits from a lawned front garden and large driveway providing ample off-road parking, leading to a garage, while to the rear is a good-sized, enclosed garden, offering a fantastic space for relaxing, entertaining or enjoying the warmer months. Further benefits include double glazing and gas heating. Combining spacious accommodation, three bedrooms, excellent parking facilities, a garage and an elevated position in the popular suburb of Old Catton, this appealing chain-free property would make a fantastic family home, so be quick to book a viewing.

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Location
Old Catton is located to the North of Norwich close by to many local amenities including schooling, parks, convenient shops, Morrison's supermarket, local pubs and restaurants. There is ease of access to Norwich ring road and NDR with regular public transport links to and from the city centre.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, kitchen, WC and stairs to first floor.

Lounge 16'2" x 13'5"
Double glazed window, radiator, wood burner.

Dining Room 15'11" x 8'11"
Patio doors, radiator.

Kitchen 11'2" x 10'10"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, door to side, cupboard.

WC 6'7" x 2'11"
Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing
Doors to three bedrooms and bathroom.

Bedroom One 15'0" x 12'1"
Double glazed window, radiator, built in wardrobe.

Bedroom Two 12'1" x 10'9"
Double glazed window, radiator, built in wardrobe.

Bedroom Three 8'11" x 8'3"
Double glazed window, radiator.

Bathroom 8'2" x 6'1"
Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Lawned garden and driveway providing off road parking leading to a single garage.

Outside Rear
Patio area, lawned garden, mature plants and shrubs, enclosed by walling and fencing with side gate access.

Local Authority
Broadland District Council, Tax Band D.

Tenure
Freehold

Utilities
Fibre to the property.
Mains gas, water and electric.

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.

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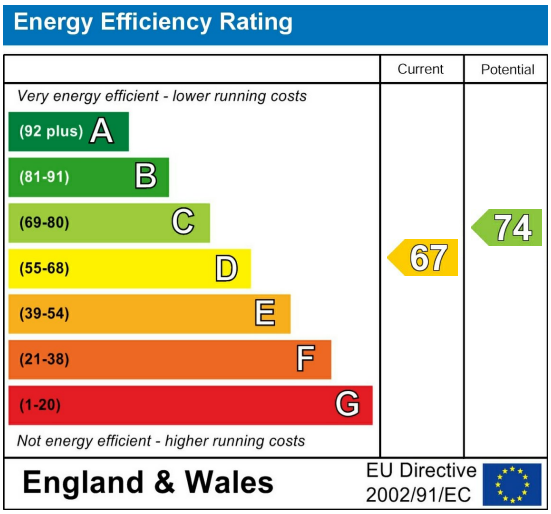












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.