





Arthurton Road, Spixworth, Norwich, NR10 3QZ

william h brown

welcome to

Arthurton Road, Spixworth, Norwich

A well-presented 2/3 bedroom semi-detached home offering spacious accommodation, a conservatory, ground floor cloakroom and an exceptional 28ft garage/workshop. Ideal for first-time buyers, downsizers or investors seeking versatile living space and excellent storage.













Description

This attractive 2/3 bedroom semi-detached home offers deceptively spacious accommodation and is complemented by a truly impressive garage/workshop measuring approximately 28ft in length.

The accommodation begins with a fitted kitchen to the front of the property, leading through to a generous lounge which provides an excellent space for everyday living and entertaining. To the rear, is an additional reception area and enjoys views over the garden, making it a perfect space to relax throughout the year. A practical ground floor cloakroom adds further convenience.

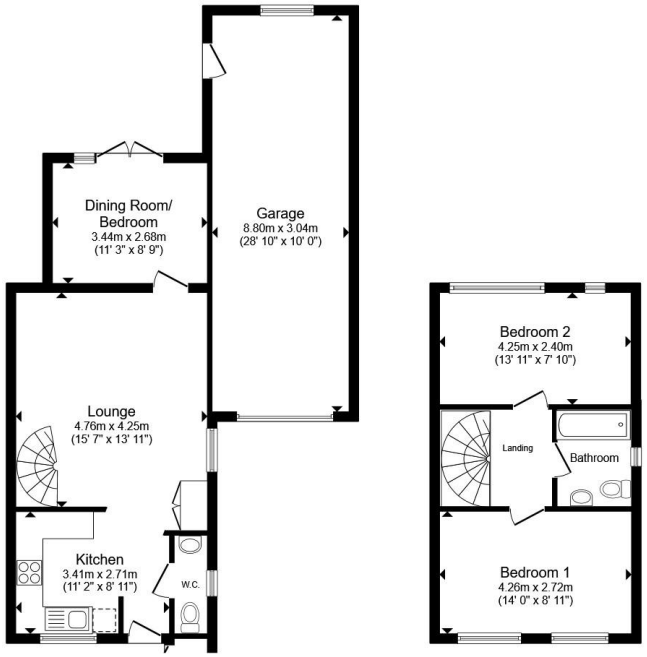
The first floor comprises two well-proportioned bedrooms, both offering excellent space for furniture, together with a family bathroom accessed from the landing.

A standout feature of the home is the substantial garage/workshop, providing secure parking, extensive storage or an ideal space for hobbies, DIY projects or those working from home.

This charming semi-detached property would make an excellent first purchase, investment opportunity or home for those looking to downsize without compromising on practical space.

Agent's 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.



Total floor area 102.4 m² (1,102 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Arthurton Road, Spixworth, Norwich

- Exceptional 28ft garage/workshop
- Off road parking
- Dining Room/Extra Bedroom
- Popular suburb
- Semi-detached house

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in excess of

£270,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
NOR145077 - 0004

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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