



## 14 Ivy Road, Spixworth

Guide Price £340,000 - £350,000

# 14 Ivy Road

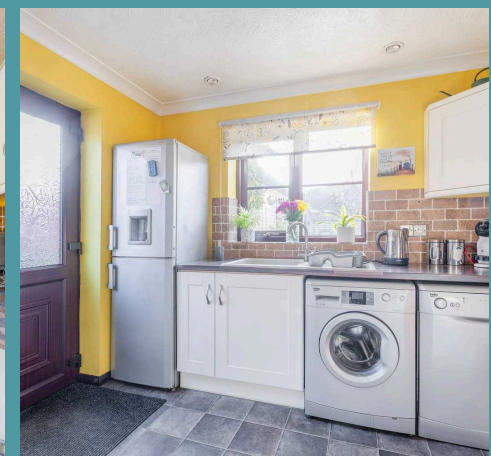
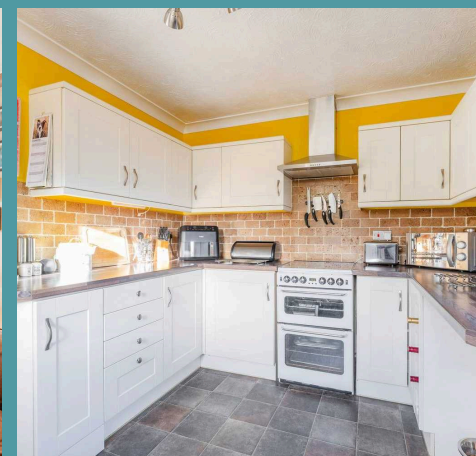
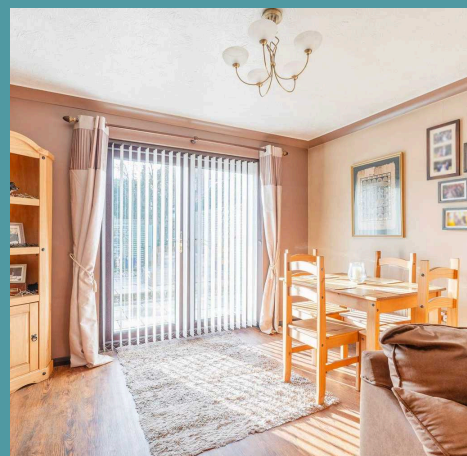
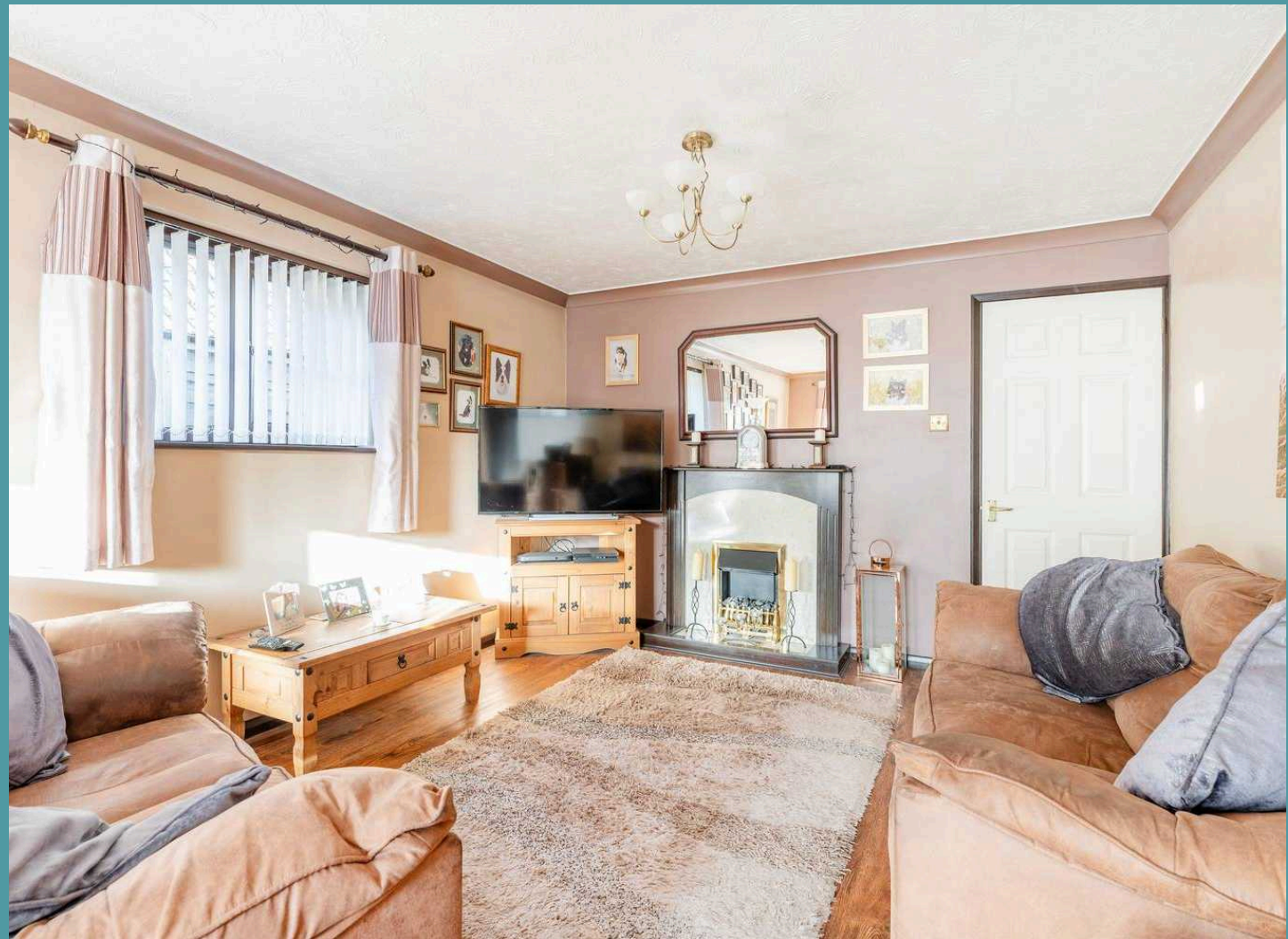
## Spixworth, Norwich

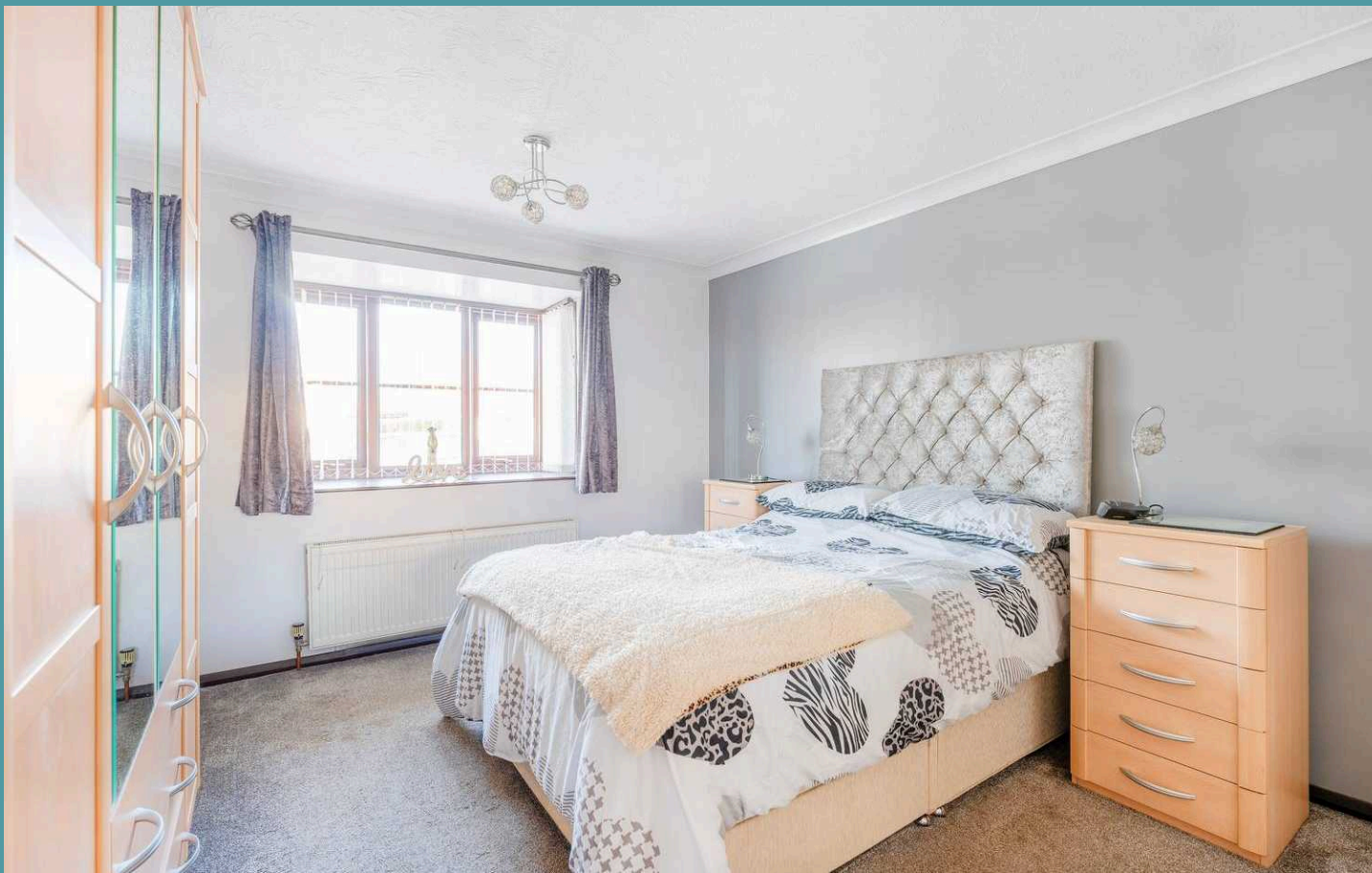
This stunning three bedroom detached bungalow offers a unique opportunity for those seeking a comfortable and stylish living environment. Refurbished and upgraded to a high standard, this property presents itself as the perfect option for individuals looking to downsize without compromising on quality. With its high-quality finishes, spacious interiors, and convenient location, this property is sure to exceed your expectations and provide a welcoming place to call home.

### LOCATION

Spixworth is a charming village located in the county of Norfolk, England. Situated approximately 4 miles north of Norwich, the county's vibrant city, Spixworth offers a peaceful rural setting while being well-connected to the amenities and attractions of the city. The village is surrounded by picturesque countryside, with fields and woodlands providing a tranquil backdrop. Spixworth has a rich history, with its origins dating back to the Domesday Book, and it boasts a range of local amenities, including schools, shops, and a traditional pub. With its mix of rural charm and proximity to Norwich, Spixworth is a desirable location for those looking for a quieter lifestyle while remaining close to urban conveniences.

This well-maintained home has been lovingly cared for by the current owners for the past 30 years. They chose the location for its excellent range of local amenities, including the highly rated Longe Arms pub/restaurant, a doctor's surgery, dentist, Chinese takeaway, Fish and Chip shop, Co-op supermarket, and a post office—all within walking distance. With nearby local schools, a village hall, and an active social club, this property offers a perfect blend of community and convenience. The couple now plans to downsize locally, offering someone else the chance to enjoy this ideal home and location.





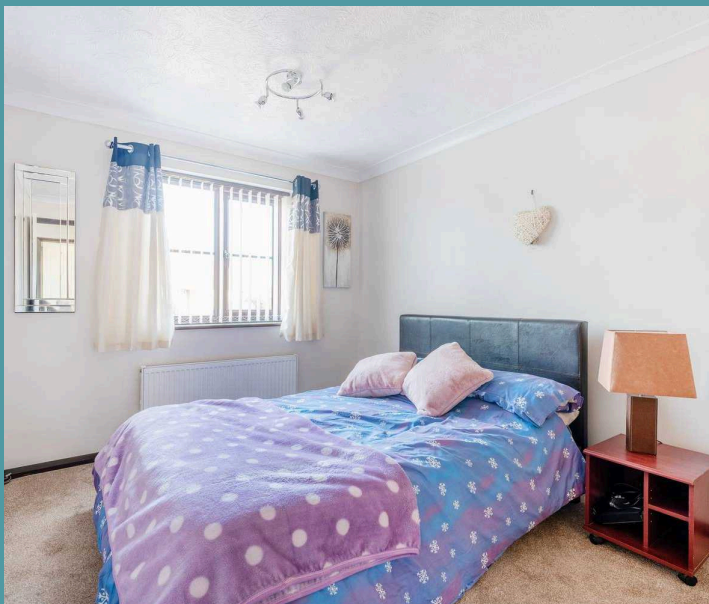
## 14 Ivy Road

Spixworth, Norwich

As you arrive at the residence, you are greeted with a sense of tranquillity and charm, with countryside fields just a short distance away, creating a serene surrounding that complements the ambience of the home. The exterior of this bungalow is inviting, set within a secluded plot, with a L-shaped driveway providing off-road parking and a garage for your storage options.

Welcome inside, where you are immediately greeted by a bright and airy entrance hall, allowing access into all rooms that have been meticulously designed to create a space that exudes warmth and comfort. The heart of the home lies within the open-plan sitting/dining room, forming the perfect spot for relaxing in the evenings or gathering with loved ones. With the presence of French doors that open out to the garden, allowing natural light to flood the space and seamlessly blending the indoor and outdoor spaces. The kitchen is well-equipped with fitted units and appliances to be able to cook your favourite meals. Offering plenty of storage and counter-top space for meal preparation.

The property features three double bedrooms, each thoughtfully designed to provide the utmost comfort and privacy. The third bedroom has the versatility to be a study, dressing room or guest room, depending on your own requirements. The shower room comprises of a recently re-fitted three piece suite, accommodating all residents in the household.



- Refurbished and upgraded detached bungalow
- Beautiful and peaceful village with countryside fields a short distance away



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Spixworth, Norwich

Towards the rear is a South-facing garden that is low maintenance to ensure a convenient lifestyle. The patio area is suitable for your outdoor seating arrangements, for summertime BBQs or relaxing in the afternoon sunshine. With side access into the garage for easy access. Overall, it is fully enclosed so you can enjoy in seclusion.

### AGENTS NOTES

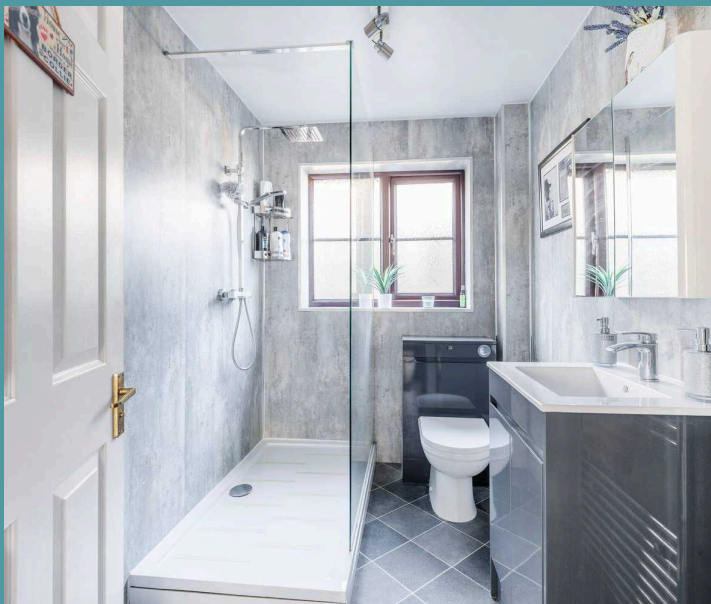
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

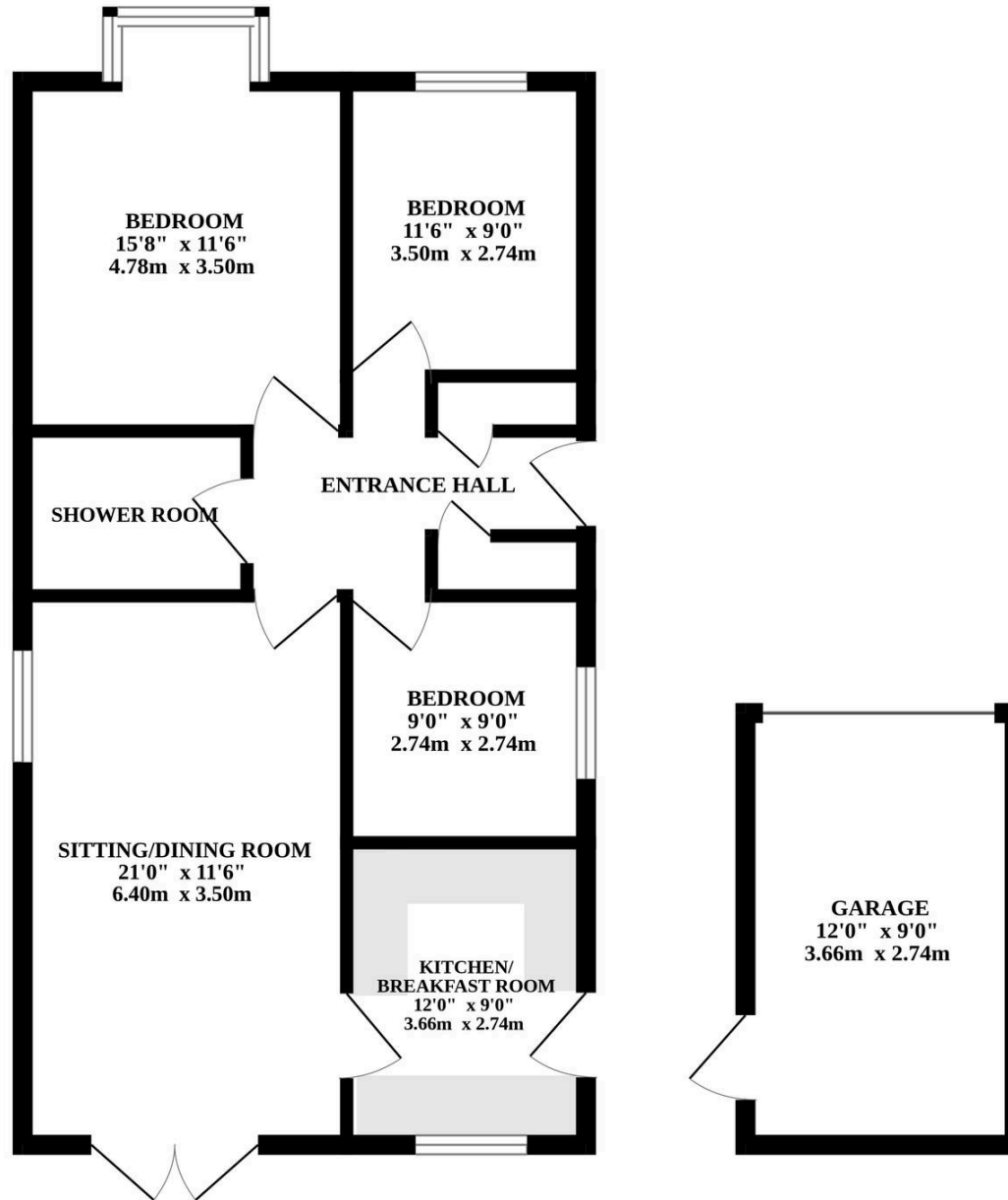
Heating system - Gas central heating.

Council Tax Band: C

- Refurbished and upgraded detached bungalow
- Beautiful and peaceful village with countryside fields a short distance away
- Perfect for those looking to downsize without comprising on comfort and style
- Presented to a high standard throughout with bright and airy reception rooms
- Open-plan sitting/dining room - French doors looking out to the garden
- Well-equipped kitchen to be able to cook your favourite meals
- Three double bedrooms & a recently re-fitted shower room
- Secluded plot with a low maintenance garden
- Driveway providing ample off-road parking & a garage for storage options
- In close proximity to all local amenities and natural surroundings



# GROUND FLOOR



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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