

Ben Allman  
Estate & Letting Agents



205 Arthurton Road

Spixworth, Norwich, NR10 3QZ

Guide price £270,000



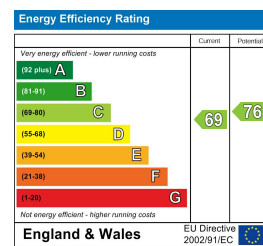
## Floor Plan



## 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.

- Guide Price: £270,000 - £280,000
- Beautifully Upgraded Semi-Detached House
- Three Double Bedrooms Across Two Floors
- Open-Plan Living Area
- Ground Floor WC
- 8.79m Integral Garage Which Falls Within 'Permitted Development Rights' For Conversion
- Driveway For Several Vehicles
- Enclosed And Low-Maintenance Rear Garden
- Situated Within A Cul-De-Sac
- EPC Rating - C

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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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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