



156 Park Road, Spixworth

Norwich



Minors & Brady



# 156 Park Road

This modernised bungalow in Spixworth feels instantly welcoming, offering generous spaces that suit busy family life. The layout encourages everyone to come together while still giving each person room to unwind in their own way. Its open-plan centre makes day-to-day living feel connected and relaxed, whether you're cooking, chatting, or settling in for the evening. The bedrooms are calm and comfortable, with the Porcelanosa bathrooms adding a touch of everyday luxury that families will genuinely appreciate. Thoughtful finishes throughout give the home a smooth, contemporary feel without losing its sense of warmth. Outside, the south-facing garden provides plenty of room for play, outdoor meals, and peaceful moments in the sunshine. The summer house adds an unexpected extra, perfect for hobbies, working from home, or quiet weekend downtime. Altogether, it's a home that feels practical, uplifting, and ready to support the rhythm of family living.

- Exceptionally spacious entrance hall offering impressive proportions and a real sense of arrival
- Large U-shaped kitchen with discreet handles and a clean, uniform modern finish
- Seamlessly zoned open-plan layout that keeps cooking, dining, and relaxing areas clearly defined
- Three genuine double bedrooms plus a versatile fourth room ideal for office or hobbies
- Two high-quality Porcelanosa bathrooms, including a freestanding bath
- French doors from the sitting area leading directly onto the patio for easy indoor-outdoor flow
- Solar panels providing meaningful help in reducing energy bills
- South-facing rear garden designed for both recreation and relaxed outdoor dining





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## The Location

Positioned in the popular village of Spixworth, NR10, this home enjoys a well-connected and family-oriented location. With Norwich city centre just 5 miles away, you're never far from the hustle and bustle of shops, eateries and leisure destinations, yet still able to enjoy the ease of village life.

The village offers a wide range of daily conveniences within walking distance, including a Co-op store, local pharmacy, dentist, two hair and beauty salons, and a variety of takeaways. Everyday errands are made easy with the nearby medical centre, while a welcoming café, a social club, and numerous community organisations and sports groups based at the village hall help foster a strong sense of local engagement.

Families will appreciate the close proximity to both Spixworth Infant and Junior Schools, easily reached on foot, making the morning school run refreshingly simple. For commuting and weekend plans, excellent access to the Northern Distributor Road (NDR) makes travel across the region a breeze, while reliable bus connections through the village further enhance the accessibility.

The surrounding area is rich with opportunities for outdoor leisure and exploration, including the beautiful Norfolk Broads just 7 miles away—a perfect choice for boating, cycling and countryside walks.

Closer to home, open spaces provide room for dog walks and outdoor relaxation, with designated areas for football and other sports available. When it's time to unwind, The Longe Arms pub offers a great spot to enjoy a drink or a casual meal within the community.



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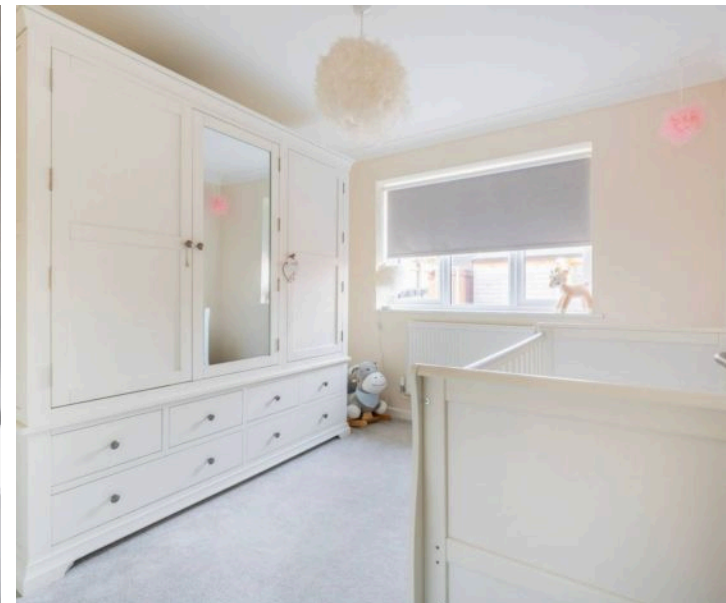
## Park Road, Spixworth

Set in the desirable village of Spixworth, this impressive four-bedroom detached bungalow presents a rare opportunity to acquire a modernised, spacious home all on one level. Set back from the road with extensive off-road parking, the property immediately offers a sense of privacy, comfort, and practicality, ideal for families and anyone seeking generous single-storey living.

Stepping through the front door, you are welcomed by a beautifully proportioned entrance hall. The space feels instantly calming, with ample room to breathe, move, and store belongings without compromise. This hallway acts as a central point, offering effortless flow to all the main rooms.

At the heart of the home lies a superb open-plan living and dining space. Thoughtfully designed, the room remains clearly zoned despite its open layout. The kitchen area is particularly impressive: a large U-shaped configuration provides exceptional workspace, clean uniform lines, discreet handles and integrated appliances that blend seamlessly into the contemporary aesthetic.

Adjacent to the kitchen is a generous dining area, perfect for hosting family meals, gathering with friends, or enjoying informal everyday dining.





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The layout loops naturally through to the sitting area, which, though substantial in size, retains a real sense of cosiness. This is a room that encourages relaxation, with French doors inviting both natural light and easy access to the garden patio, ideal for warm summer evenings or entertaining guests.

The bungalow offers four bedrooms in total, three of which are comfortable doubles, giving flexibility for family living, guest accommodation, or the creation of a dedicated home office or hobby room. The quality continues into the two Porcelanosa-designed bathrooms: one a luxuriously appointed shower room, the other featuring a freestanding bath that adds a touch of spa-like indulgence.

Energy efficiency is thoughtfully addressed with solar panels, providing welcome support in reducing running costs. Outside, the south-facing garden is a standout feature. It offers a harmonious blend of lawn, patio, and open recreation space, ideal for children, pets, outdoor dining, and summer enjoyment.

The addition of a summer house with electricity enhances the versatility of the garden, making it suitable as a relaxation space, home office, studio, or playroom.

Altogether, this beautifully modernised bungalow delivers comfortable, refined family living in a sought-after location. With generous proportions, a carefully considered layout, and stylish finishes throughout, it is a home that offers both practicality and a truly inviting atmosphere.

## Agents Note

Sold Freehold

Connected to all mains services.



Ground Floor  
1316 sq.ft. (122.3 sq.m.) approx.



TOTAL FLOOR AREA : 1316 sq.ft. (122.3 sq.m.) approx.

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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# Dreaming of this home?

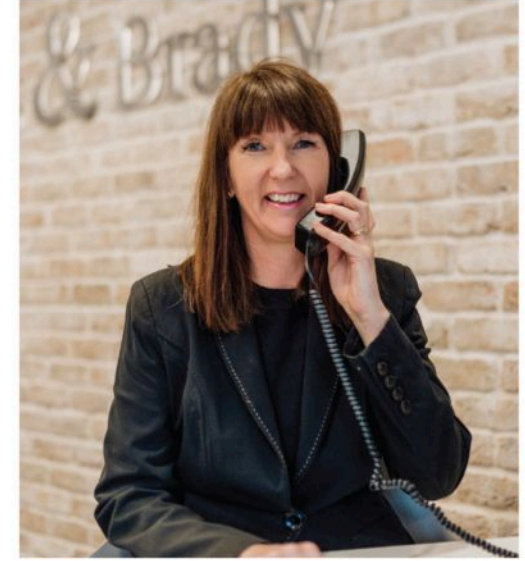
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Meet *Claire*  
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# Minors & Brady

*Your home, our market*



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