



207 Spixworth Road, Norwich

Norwich



Minors & Brady

207 Spixworth Road

Tucked behind a deceptively versatile frontage, this three-bedroom home reveals a layout designed for flexibility and everyday practicality. Two adaptable reception rooms on the ground floor allow the space to evolve easily, whether for entertaining, working from home, or family life. A well-positioned kitchen flows naturally to a separate utility room, keeping daily routines organised and the main living areas clutter-free. To the rear, a bright conservatory extends the living space and connects the home to the garden, creating a calm spot to relax throughout the year. The convenience of a ground-floor bathroom further enhances the functionality of the layout, particularly for families and guests. Upstairs, three well-proportioned bedrooms all benefit from excellent fitted storage, maximising space and comfort. Additional practicality comes from a fully boarded loft and a west-facing rear garden with open views over an allotment, offering both storage and a pleasing sense of outlook. Off-road parking to the front completes a home that balances adaptable interiors, generous storage, and attractive outdoor features.

- Three-bedroom home with a practical and adaptable layout
- Two versatile ground-floor reception rooms suitable for multiple uses
- Kitchen positioned to serve main living areas with access to a separate utility room
- Additional utility space ideal for laundry, appliances, and storage
- Bright rear conservatory providing extra living space with garden views
- Convenient ground-floor bathroom
- Three well-proportioned upstairs bedrooms with excellent fitted storage
- Fully boarded loft offering valuable additional storage
- West-facing rear garden enjoying afternoon and evening sunlight with open outlook
- Off-road parking to the front of the property





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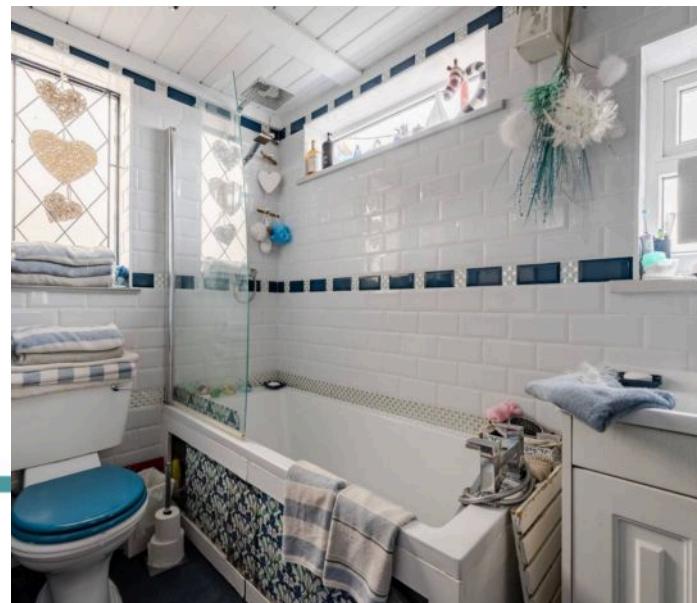
The Location

Positioned within the village of Old Catton, offering an ideal merge of rural and modern convenience. Located just a short 45-minute walk or a 15-minute drive from the vibrant city of Norwich, residents of Church Street enjoy a peaceful, countryside lifestyle with the added benefit of easy access to the city's rich array of amenities.

The village is superbly connected, with excellent bus services linking to Norwich and nearby areas, ensuring commuting and access to local attractions. For those who prefer rail travel, the nearby train station offers direct connections to major cities, including London's Liverpool Street, with an impressive journey time of just 90 minutes.

In addition, Norwich International Airport, only 2 miles away, serves as a gateway to numerous UK destinations, including Amsterdam, Malta, Portugal and the Canaries.

A significant highlight is the 70-acre Old Catton Park. This conservation area offers a picturesque landscape that evolves with the seasons, making it an ideal setting for leisurely dog walks or simply enjoying the outdoors. Each Saturday, the park hosts a Parkrun, adding to the sense of community and offering a fun way to stay active.



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Spixworth Road, Old Catton

This three-bedroom home offers a well-balanced layout with flexible living space suited to a range of needs. The property benefits from two versatile reception rooms on the ground floor, providing options for a living room, dining space, home office, or playroom depending on lifestyle requirements.

These rooms allow for separation of uses while still maintaining a practical flow through the house.

The kitchen is positioned to serve the main living areas and offers functional workspace and storage, with direct access to a separate utility room. The utility room provides additional practicality for laundry, appliances, and general household storage, helping to keep the main kitchen area uncluttered.

To the rear of the property, a conservatory adds further usable space, enjoying views over the garden and providing a light-filled area suitable for everyday use. Also located on the ground floor is the main bathroom, making the layout convenient for families or those who prefer bathroom facilities on the lower level.

Upstairs, the property offers three good-sized bedrooms accessed off the landing. Each bedroom benefits from excellent built-in or fitted storage, allowing for efficient use of space and reducing the need for additional furniture. The rooms are well-proportioned and suitable for a range of uses, including bedrooms, guest accommodation, or home working.



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The loft is fully boarded, providing valuable additional storage space and practical accessibility. While not described as a living area, it offers a useful solution for longer-term or seasonal storage needs.

Externally, the property features a west-facing rear garden, allowing for afternoon and evening sunlight. The garden overlooks an allotment to the rear, creating an open outlook and a degree of separation from neighbouring properties.

There is the option to apply for an allotment plot through the local council, subject to availability and any associated fees.

To the front of the property, there is off-road parking, offering convenience and ease of access. Overall, the home provides a combination of practical living space, storage, and outdoor features in a straightforward and adaptable layout.

Agents Note

Sold Freehold

Connected to all mains services.



Ground Floor
598 sq.ft. (55.6 sq.m.) approx.

1st Floor
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 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? Let's make it a *reality*



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Meet *Karol*
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Minors & Brady
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