



58 Cedar Avenue, Spixworth

Norwich



Minors & Brady

# 58 Cedar Avenue

Spixworth, Norwich

Set within a well-connected village just north of Norwich, this home offers a practical and welcoming setting with easy access to everyday amenities. The property is designed to support modern living, with thoughtful touches such as a downstairs cloakroom, a bright social living space, and a contemporary kitchen. Three bedrooms provide versatility for families, guests, or working from home. The private rear garden adds valuable outdoor space, complemented by the convenience of an en-bloc garage. Spixworth itself offers a range of amenities including local shops, schools, parks, and regular transport links into the city. With a friendly community atmosphere and straightforward access to Norwich, the location suits a variety of lifestyles.

- Well-presented mid-terrace home in a popular residential area of Spixworth
- Contemporary kitchen with modern units and space for essential appliances
- Spacious lounge/diner with patio doors opening to the rear garden
- Convenient downstairs cloakroom and useful hallway storage
- Two double bedrooms plus a versatile single bedroom
- Modern family bathroom with shower over bath
- Private rear garden with patio, lawn and gated access to green space
- En-bloc garage providing additional storage or parking
- On-street parking available for residents and visitors
- Gas central heating and double glazing throughout for year-round comfort



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# 58 Cedar Avenue

Spixworth, Norwich

## 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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This well-presented mid-terrace home offers generous living space and is set in a popular residential area to the north of Norwich, within the village of Spixworth.

The entrance hallway provides useful storage and leads to a cloakroom and a modern kitchen fitted with contemporary units, an electric cooker, and space for essential appliances. To the rear, a spacious lounge and dining area enjoys plenty of natural light and opens directly onto the garden through patio doors, creating an easy flow between indoor and outdoor living.

Upstairs, the property offers two well-proportioned double bedrooms along with a single bedroom, all finished with neutral décor. The bathroom features a modern white suite with a shower over the bath and practical vinyl flooring.

Outside, the home benefits from an en-bloc garage along with additional on-street parking. The rear garden includes a patio area and a lawn enclosed by fencing, with a gate providing access to a green space behind the property.

Additional advantages include gas central heating and double glazing throughout, making this a comfortable and efficient home in a sought-after village location.

#### Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

The property offers on-street parking, and buyers should ensure they are satisfied with the parking arrangements before proceeding.

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options.



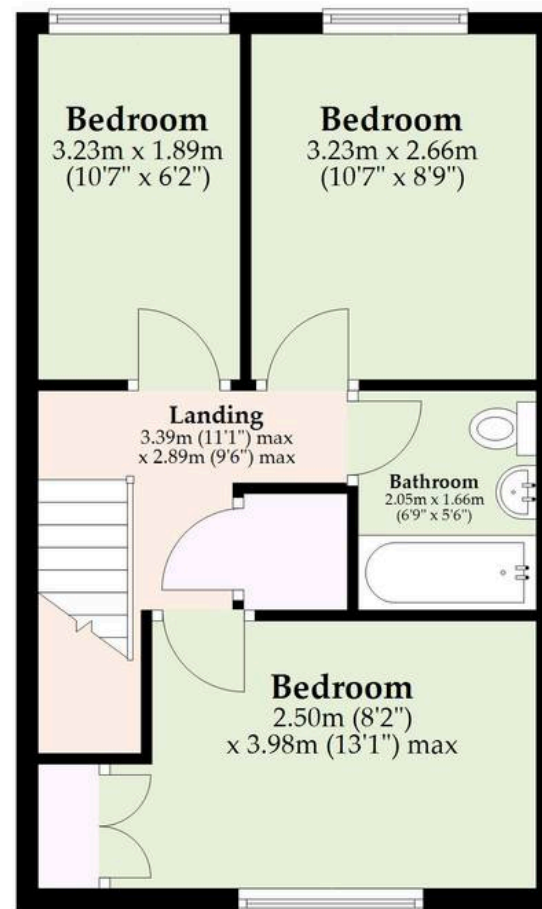
## Ground Floor

Approx. 53.8 sq. metres (579.1 sq. feet)



## First Floor

Approx. 37.1 sq. metres (399.3 sq. feet)



Total area: approx. 90.9 sq. metres (978.4 sq. feet)

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.

Plan produced using PlanUp.

# Dreaming of this home? Let's make it a *reality*.



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Minors & Brady  
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wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

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