



103 Arthurton Road, Spixworth

Norwich



£365,000
Minors & Brady

103 Arthurton Road

Spixworth, Norwich

This four-bedroom family home on Arthurton Road in Spixworth offers spacious accommodation across two floors, combining practicality with potential for personalisation. The layout includes separate sitting and dining areas, allowing flexible use while maintaining a sense of openness. A U-shaped kitchen provides ample workspace and storage, ideal for daily routines. Upstairs, all bedrooms are generously proportioned, served by a well-maintained family shower room. Outside, the garden is low-maintenance and mainly paved, offering space for outdoor living and entertaining. The property is set back from the road with a driveway and double garage, providing convenient off-road parking. Overall, it is a solid, well-cared-for home with scope to modernise and tailor to individual tastes.

- Four well-proportioned bedrooms
- Separate sitting and dining rooms with open flow
- U-shaped kitchen with generous storage and work surfaces
- Ground floor WC for convenience
- Family shower room serving all bedrooms
- Low-maintenance rear garden with patio
- Driveway with space for multiple vehicles
- Double garage providing secure parking and storage
- Established greenery adding charm and privacy
- Situated on a sought-after, quiet road in Spixworth





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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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Arthurton Road, Spixworth

This spacious four-bedroom family home is situated on the sought-after Arthurton Road in Spixworth, offering the perfect combination of space, functionality, and potential for personalisation. Set back from the road, the property boasts a driveway and a double garage, providing ample off-road parking.

Upon entering, you are greeted by a welcoming entrance hall that leads seamlessly into the heart of the home. The sitting room and dining room are cleverly designed with a small opening separating the two areas, maintaining their defined spaces while creating an open flow ideal for modern family living.

The dining room benefits from patio doors that open directly onto the garden, extending the living space outdoors and bringing in plenty of natural light.

The well-appointed U-shaped kitchen offers generous workspace and storage, making it a practical hub for daily family life. A convenient WC completes the ground floor accommodation.

Upstairs, all four bedrooms are a good size, providing comfort and versatility for family members or guests. The family shower room is easily accessible from all bedrooms.



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The low-maintenance garden is laid predominantly to patio, making it perfect for entertaining, while established greenery adds charm and a sense of tranquility. This property is an ideal family home in Spixworth, offering a fantastic opportunity to add your own personal touches and truly make it your own.

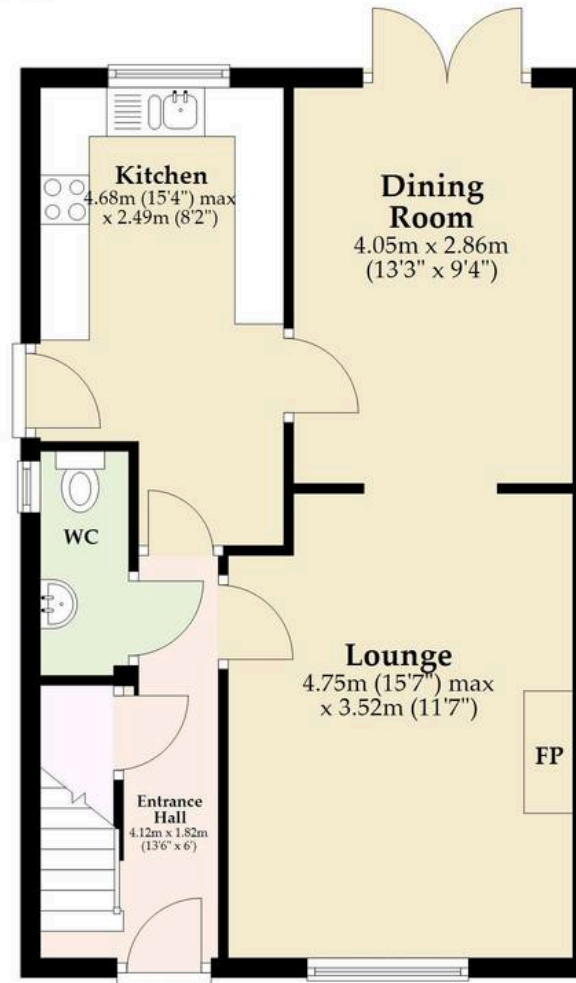
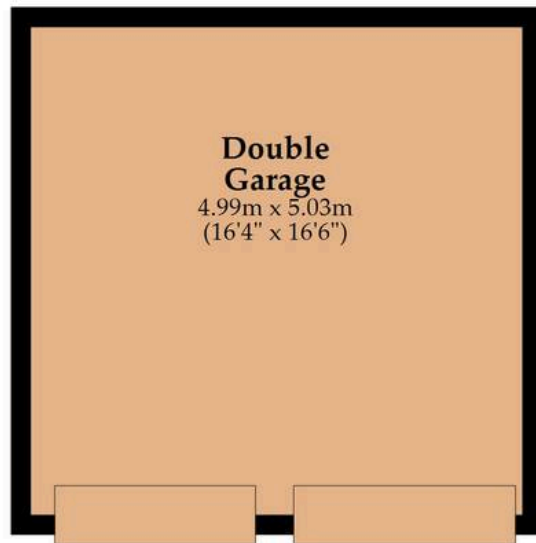
Agents Note

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



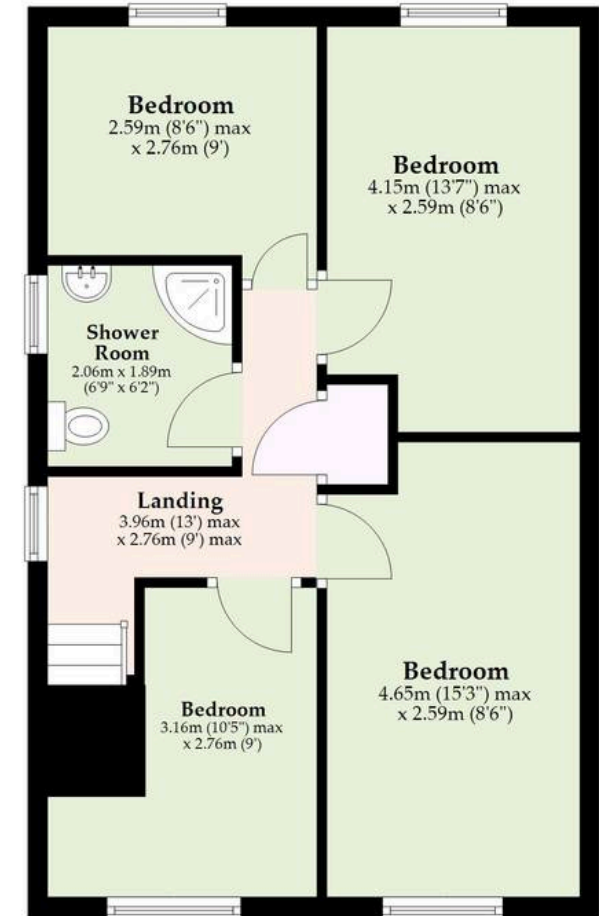
Ground Floor

Approx. 48.5 sq. metres (522.0 sq. feet)
(excluding Double Garage)



First Floor

Approx. 48.4 sq. metres (521.4 sq. feet)



Total area: approx. 96.9 sq. metres (1043.4 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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