



12 Trafford Way, Spixworth

Norwich



Minors & Brady

# 12 Trafford Way

Spixworth, Norwich

A spacious and beautifully kept family home with a layout designed for both comfort and flexibility. This four-bedroom property in Spixworth offers generous living areas alongside a well-thought-out flow, ideal for modern day-to-day living. The welcoming sitting room, complete with a wood burner and French doors, creates a cosy yet open space to relax and unwind. A large kitchen/breakfast room, fitted with integrated appliances, provides a bright and sociable hub of the home. Upstairs, the accommodation continues to impress with four well-proportioned bedrooms, including a principal with en-suite and a stylish family bathroom. Finished with a well-maintained garden and practical features throughout, this is a home that balances space, style, and everyday convenience.

- Spacious four-bedroom detached home in a popular village location
- Light rendered exterior with tandem driveway and single garage
- Bright sitting room featuring a characterful wood burner
- French doors from both the sitting room and kitchen to the garden
- Large kitchen/breakfast room with fully integrated appliances
- Versatile dining room ideal as a study or additional reception space
- Convenient ground floor WC and useful understair storage
- Principal bedroom with en-suite shower room
- Stylish four-piece family bathroom serving remaining bedrooms
- Enclosed and well-maintained garden with new fencing, lawn, and patio area





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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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## Trafford Way, Spixworth

This well-presented four-bedroom home in the popular village of Spixworth offers spacious and versatile accommodation, ideal for modern family living. With its light rendered exterior, the property enjoys attractive kerb appeal, complemented by a tandem driveway providing off-road parking and a single garage, which also benefits from convenient side access.

Upon entering, a welcoming hallway leads through the ground floor, where practical features such as understair storage and a cloakroom add everyday convenience. The layout has been thoughtfully designed, with a separate dining room offering flexibility as either a formal dining space or a home office, depending on individual needs.

The sitting room provides a comfortable and inviting space to relax, centred around a feature wood burner that adds warmth and character. French doors open directly onto the garden, allowing for a seamless connection between indoor and outdoor living. To the rear, the large kitchen and breakfast room acts as a natural hub of the home, fitted with a range of fully integrated appliances and ample storage. French doors from the kitchen also lead out to the garden, filling the space with natural light and enhancing its sociable feel.



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Upstairs, the property offers four well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room. A stylish four-piece family bathroom serves the remaining bedrooms, providing both practicality and comfort for family life. The home is neutrally decorated throughout, creating a clean and well-maintained interior that is ready to move into.

Externally, the enclosed rear garden has been thoughtfully landscaped to offer a balanced mix of lawn and patio, ideal for relaxing or entertaining. New fencing enhances privacy, while the overall design ensures the space is both attractive and easy to manage.

Combining generous living space, a versatile layout, and a desirable village location, this property offers a well-rounded home suited to a variety of lifestyles.

## Agents Note

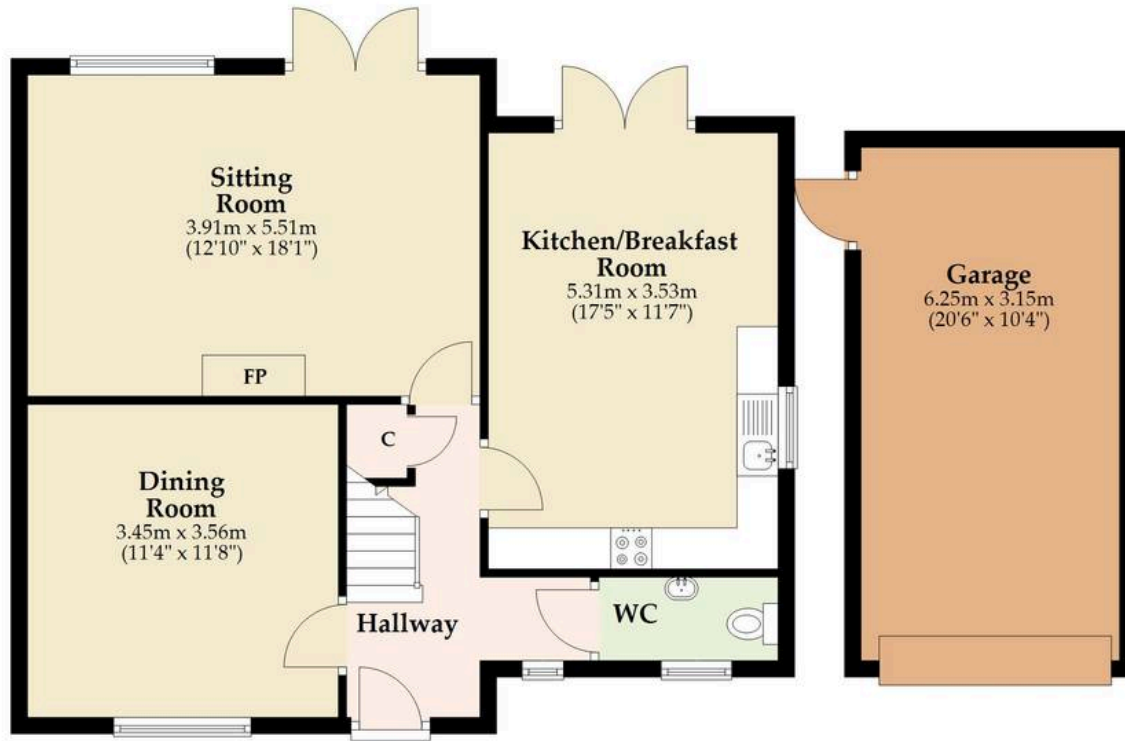
This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.



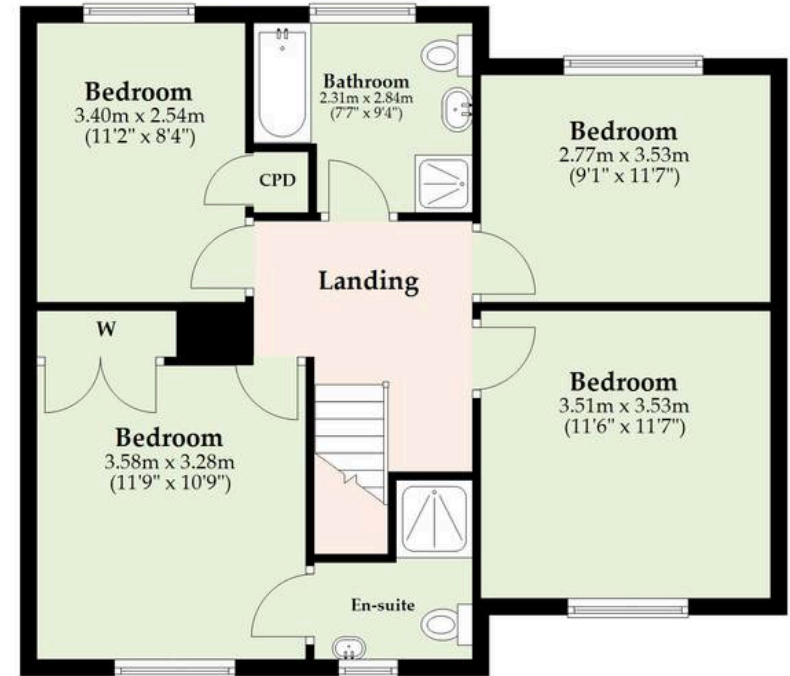
### Ground Floor

Approx. 90.0 sq. metres (968.6 sq. feet)



### First Floor

Approx. 65.6 sq. metres (706.5 sq. feet)



Total area: approx. 155.6 sq. metres (1675.1 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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