



85 Arthurton Road, Spixworth

Norwich



Minors & Brady

85 Arthurton Road

Spixworth, Norwich

A charming detached bungalow with versatile accommodation, attractive garden and excellent off-road parking in the popular village of Spixworth. Beautifully presented throughout, the property offers well-balanced single-storey living ideal for a wide range of buyers. The accommodation includes a spacious lounge, a practical fitted kitchen with ample storage and workspace, and three flexible bedrooms. One of the bedrooms is currently arranged as a dining room and enjoys direct access to the conservatory, creating an adaptable additional reception space. Outside, a generous yet manageable rear garden provides the perfect setting for relaxation and entertaining. Further benefits include a detached garage and an attractive gravel tandem driveway offering ample off-road parking.

- Attractive detached bungalow in popular village setting
- Spacious lounge ideal for everyday living and relaxation
- Practical fitted kitchen with excellent storage solutions
- Flexible three-bedroom layout to suit various lifestyles
- Conservatory providing additional year-round living space
- Versatile dining room with direct conservatory access
- Well-maintained rear garden with manageable outdoor space
- Generous gravel driveway providing ample parking provision
- Detached garage offering storage and secure parking
- Well-presented throughout with appealing kerb-side presence





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The Location

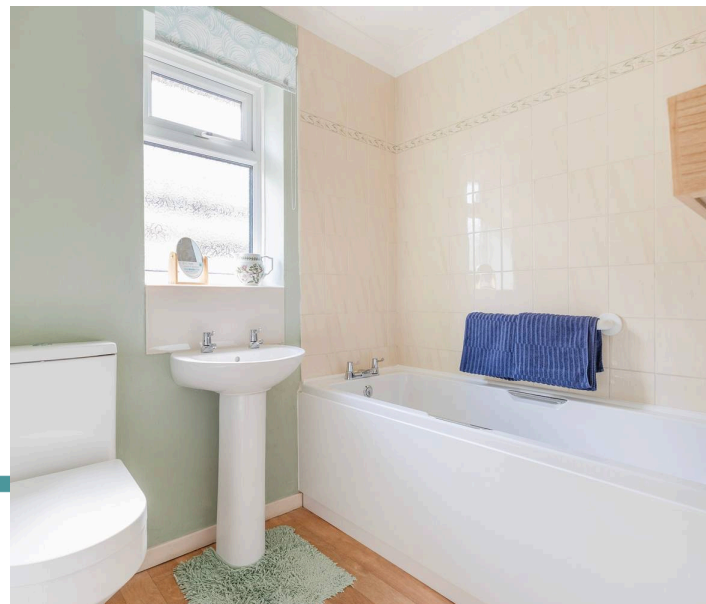
Positioned in the popular village of Spixworth, NR10, this home enjoys a well-connected and family-oriented location. With Norwich city centre just 5 miles away, you're never far from the hustle and bustle of shops, eateries and leisure destinations, yet still able to enjoy the ease of village life.

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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Occupying an attractive position within the popular village of Spixworth, this well-presented detached bungalow offers comfortable and versatile single-storey living, perfectly suited to a range of buyers. With appealing kerb appeal, a generous gravel tandem driveway and well-balanced accommodation throughout, the property combines practicality with a welcoming and homely feel.

The accommodation is arranged around a central entrance hall and is centred on a bright and spacious lounge, providing an ideal space for relaxation and everyday living. The kitchen has been thoughtfully designed to maximise both storage and functionality, offering a range of units, ample worktop preparation space and room for essential appliances, making it well-suited to modern day-to-day requirements.

The property features three versatile bedrooms, offering flexibility for those requiring additional sleeping accommodation, a home office or hobby room. The rear bedroom is currently utilised as a dining room and enjoys direct access to the conservatory, demonstrating the adaptability of the layout. The conservatory provides an additional reception area overlooking the garden and offers a pleasant space to enjoy throughout the year.

A family bathroom serves the accommodation and is conveniently positioned off the main hallway.



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Externally, the property continues to impress. The front garden and gravel tandem driveway create an attractive approach, whilst providing ample off-road parking and access to the detached garage. To the rear, the garden is a particularly appealing feature, offering a good amount of outdoor space without becoming overly demanding to maintain. Predominantly laid to lawn with areas for seating and enjoyment, it provides an excellent environment for gardening, entertaining or simply relaxing in a private setting.

Agents Note

This property will be sold freehold.



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Ground Floor

Approx. 82.2 sq. metres (885.2 sq. feet)



Total area: approx. 82.2 sq. metres (885.2 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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Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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