



158 Spixworth Road, Norwich

Minors & Brady



158 Spixworth Road

Norwich

A fantastic opportunity to secure a spacious three-bedroom home on an exceptional plot with huge front and rear gardens. This well-maintained property is move-in ready and offers generous living accommodation extending to approximately 1,477 sq ft including the conservatory and garage. A large driveway provides parking for multiple vehicles, complemented by a garage and extensive frontage. Inside, the home features a spacious lounge, separate dining room, modern kitchen with excellent storage and space for appliances, utility area and ground floor cloakroom. The impressive conservatory adds valuable additional living space and overlooks the substantial rear garden, which is mainly laid to lawn. Combining well-proportioned accommodation, extensive outside space and a highly practical layout, this is an ideal family home in a convenient Norwich location.

- Exceptionally generous plot with substantial front and rear gardens
- Large driveway providing off-road parking for multiple vehicles
- Garage offering additional storage or parking space
- Three well-proportioned bedrooms
- Spacious lounge opening through to the dining room
- Modern kitchen with excellent storage and space for appliances
- Useful utility area and ground floor cloakroom
- Bright and versatile conservatory overlooking the rear garden
- Predominantly lawned rear garden with excellent outdoor space
- Well-maintained and move-in ready throughout with scope to personalise over time

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The Location

Enjoying a sought-after position within the popular suburb of Old Catton, this property is perfectly placed for family life and day-to-day convenience. The area is particularly well regarded for its strong community feel, excellent local services and easy access to Norwich city centre. Old Catton Junior School is within walking distance, while nearby green spaces and recreation grounds provide plenty of opportunities for outdoor activities, dog walking and family leisure time.

Daily essentials are all close at hand, with Old Catton Medical Practice located on Lodge Lane and a number of veterinary services available within the surrounding area, making healthcare and pet care easily accessible. The village itself benefits from a range of local amenities including convenience stores, takeaways, pubs and community facilities, helping to create a self-contained and highly practical place to live.

Just beyond Old Catton, neighbouring Sprowston offers an even wider choice of amenities. Residents can take advantage of major supermarkets including Tesco and Lidl, together with a range of national retailers, cafés and everyday services. Sprowston Retail Park and the extensive shopping facilities around the North Norwich area provide excellent options for shopping, homeware, fitness and dining, meaning virtually everything required for modern living is within easy reach.

For those commuting further afield, the Northern Distributor Road (Broadland Northway) is readily accessible, providing convenient links around Norwich and onward to the A47 and wider Norfolk road network. Norwich International Airport is also only a short drive away, making the location particularly appealing for business travellers and frequent flyers. Norwich city centre can be reached easily by car, bicycle or public transport, offering an outstanding selection of shops, restaurants, cultural attractions and entertainment venues.



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Spixworth Road, Old Catton

Boasting a very generous plot to both the front and rear, this well-presented three-bedroom home offers an outstanding opportunity for buyers seeking space both inside and out.

Set well back from the road, the property benefits from extensive frontage with a substantial driveway providing off-road parking for multiple vehicles, alongside a garage. The size of the front plot immediately sets the home apart, creating an impressive approach and offering excellent practicality for growing families and those requiring ample parking.

Internally, the property is move-in ready and has been clearly well cared for by the current owners. The accommodation is thoughtfully arranged, extending to approximately 1,477 sq ft including the garage and conservatory.

An entrance hall provides access to a useful ground floor cloakroom and utility area, while the spacious lounge offers an excellent reception space for everyday living and entertaining. Flowing through to the dining room, the layout creates a sociable and versatile environment suited to modern family life.

The kitchen is both practical and well appointed, featuring a modern range of units that provide excellent storage along with generous worktop space. There is ample room for a variety of appliances, making it ideally suited to busy households. The adjoining utility area helps keep the main kitchen clutter-free and provides additional everyday convenience.

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To the rear, the dining room opens into a sizeable conservatory which enjoys pleasant views across the garden and offers further flexible living space. Whether used as a sitting area, garden room, children's playroom or home office, it provides a bright and versatile addition to the ground floor accommodation.

The first floor comprises three well-proportioned bedrooms, all accessed from a central landing. The accommodation is served by a contemporary shower room and separate WC, a practical arrangement that works particularly well for family living. Each bedroom offers comfortable proportions with space for a range of furniture arrangements.

Outside, the property's impressive plot continues to the rear where buyers will find a substantial garden that is predominantly laid to lawn. The generous outdoor space provides excellent scope for family enjoyment, gardening enthusiasts or simply relaxing and entertaining during the warmer months. The combination of extensive front and rear gardens is increasingly difficult to find and represents one of the property's most appealing features.

Agent's Note

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



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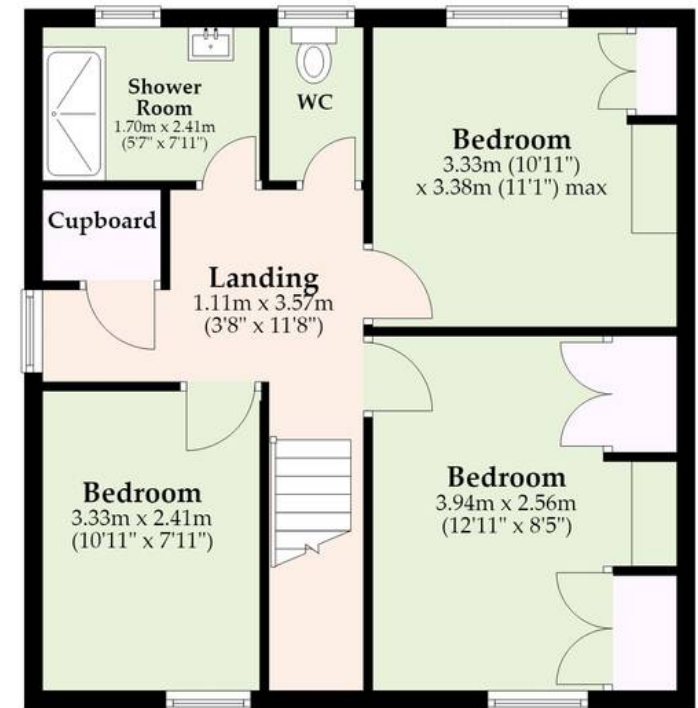
Ground Floor

Approx. 85.4 sq. metres (919.2 sq. feet)



First Floor

Approx. 51.9 sq. metres (558.3 sq. feet)



Total area: approx. 137.3 sq. metres (1477.4 sq. feet)

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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.

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