

166 Spixworth Road, Norwich

Minors & Brady

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Norwich

An exceptional opportunity to transform a detached home on a substantial plot in one of Old Catton's most desirable locations. Offering approximately 1,258 sq. ft. of internal accommodation (excluding the garage), this two-bedroom property presents fantastic scope for modernisation and extension (STPP), making it ideal for buyers seeking a long-term project with genuine potential. The well-proportioned layout includes a generous 22ft lounge, kitchen with pantry, sun room, entrance hall and ground-floor WC, whilst upstairs provides two bedrooms, a family bathroom, separate WC and useful storage. Occupying sizeable gardens to both the front and rear, the property enjoys a wonderful sense of space rarely found in similar homes. Complete with a detached garage, store rooms and a recently installed boiler, this is a rare chance to create a superb family residence tailored to individual tastes and requirements.

- Detached two-bedroom home occupying a substantial plot in the highly sought-after village of Old Catton
- Approximately 1,258 sq. ft. of internal accommodation excluding the detached garage and storage buildings
- Significant scope for modernisation throughout, offering buyers the opportunity to add value and create their ideal home
- Spacious 22ft lounge providing an impressive principal reception room with ample space for entertaining and family living
- Separate sun room overlooking the rear garden, creating an additional reception area filled with natural light
- Generous kitchen with adjoining pantry, offering excellent potential for a contemporary open-plan redesign
- Two well-proportioned first-floor bedrooms served by a family bathroom, separate WC and useful built-in storage

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The Location

Old Catton is a highly regarded village that successfully combines the charm of village living with the convenience of excellent local amenities and outstanding connectivity. Popular with families, professionals and retirees alike, the area enjoys a peaceful residential atmosphere whilst remaining within easy reach of Norwich city centre, allowing residents to enjoy an extensive range of shopping, dining, leisure and cultural facilities just a short journey from home.

Old Catton benefits from a strong community feel and an excellent range of day-to-day amenities. Nearby facilities include supermarkets, independent shops, cafés, healthcare services and recreational facilities, ensuring everyday essentials are always close at hand. The area is particularly appealing to families thanks to its selection of well-regarded schooling options catering for a range of ages, making it a practical and desirable place to put down long-term roots.

Transport links are another major attraction of the area. Regular bus services are available nearby, providing convenient routes into Norwich city centre, the Norfolk and Norwich University Hospital, the University of East Anglia and surrounding areas. Road connections are equally impressive, with easy access to the A140, Broadland Northway and A47, making travel across Norfolk and beyond straightforward.

For commuters and frequent travellers, Norwich Railway Station offers direct services to London Liverpool Street and other major destinations, while Norwich International Airport is located just a short distance away, providing a range of domestic and international connections.

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Spixworth Road, Old Catton

Occupying a substantial plot with generous gardens to both the front and rear, this detached two-bedroom home presents a rare opportunity to acquire a property with significant scope for improvement, extension and personalisation (subject to the necessary planning permissions).

Extending to approximately 1,258 sq. ft. of internal accommodation (excluding the garage), the property offers well-proportioned rooms throughout and has benefited from the installation of a new boiler, providing a solid foundation for a comprehensive renovation project.

The accommodation begins with an entrance porch leading into a welcoming hallway, complete with a convenient ground-floor WC. The spacious lounge extends over 22 feet in length, creating an impressive main reception area with ample space for both relaxing and entertaining. Adjoining the living accommodation is a bright sun room overlooking the garden, offering further reception space and excellent potential for integration into a future open-plan layout.

The kitchen is a generous size and benefits from a separate pantry, presenting an ideal opportunity for reconfiguration and modernisation to suit contemporary family living.

To the first floor, a spacious landing provides access to two bedrooms. The principal bedroom is a particularly generous double room, while the second bedroom offers flexibility for guests, a home office or nursery. A family bathroom, separate WC and useful storage cupboard complete the first-floor accommodation.

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Outside, the property continues to impress. The mature front and rear gardens create a wonderful sense of space and privacy, whilst the detached garage benefits from two adjoining store rooms, offering excellent storage or workshop potential. The size of the plot provides exciting possibilities for extension or redevelopment, subject to the relevant consents.

Situated within the highly desirable village of Old Catton, the property enjoys easy access to local amenities, schooling, Catton Park, Norwich city centre and major road links.

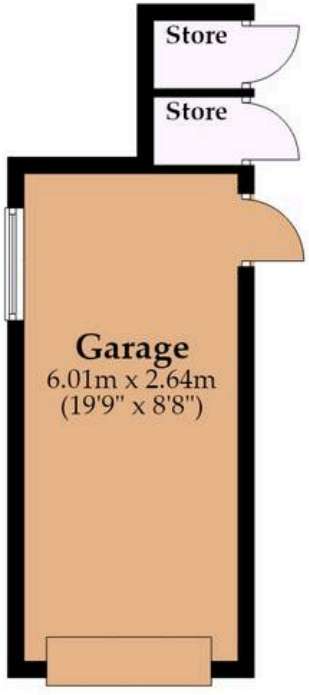
Offered with enormous potential and rarely available plot proportions, this is an exciting opportunity for buyers looking to create a long-term family home in one of Norwich's most sought-after locations.

Agent's Note

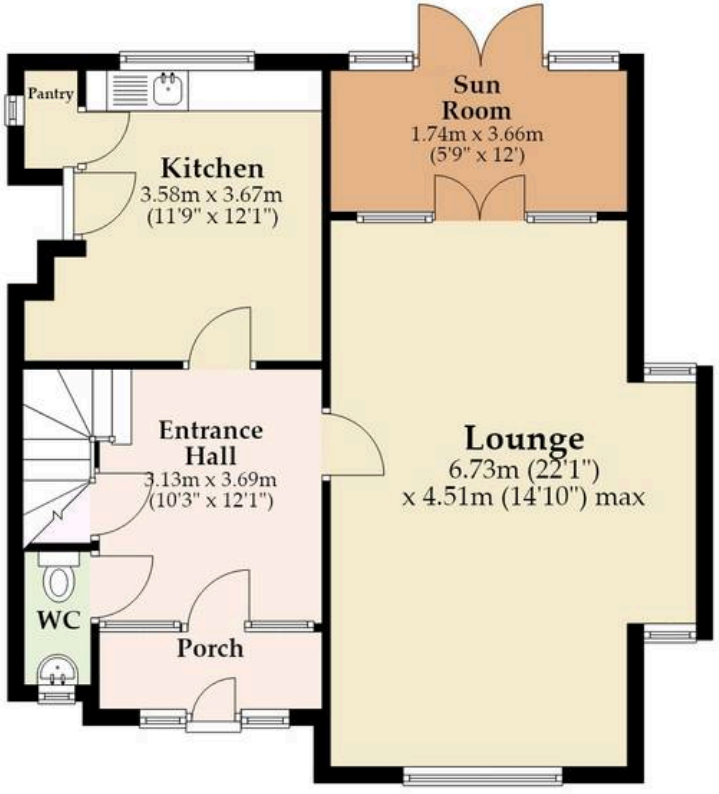
This property will be sold freehold and connected to mains water, electricity, gas and drainage.

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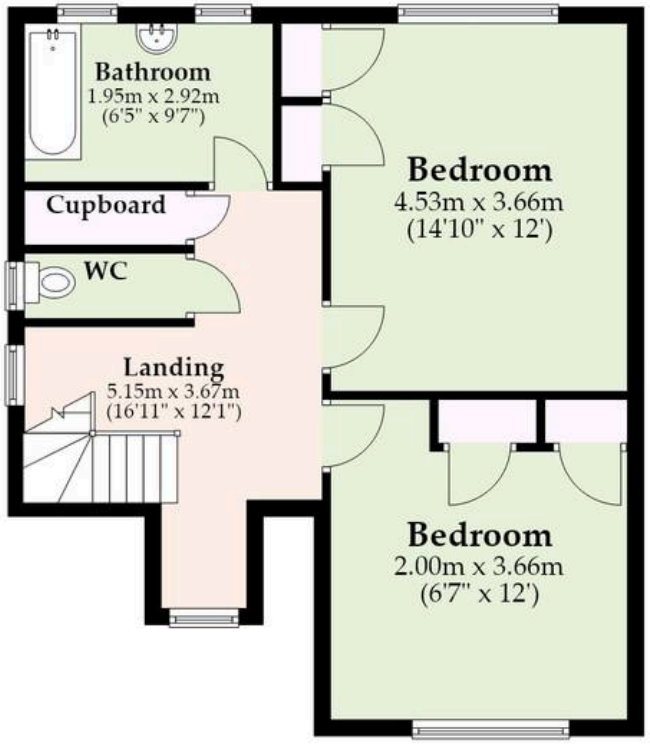
Garage
Approx. 17.8 sq. metres (191.6 sq. feet)



Ground Floor
Approx. 62.3 sq. metres (670.3 sq. feet)



First Floor
Approx. 54.6 sq. metres (588.2 sq. feet)



Total area: approx. 134.7 sq. metres (1450.1 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.

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Meet *Daryl*
Listings Manager



Meet *Adelaide*
Senior Property Consultant

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Your home, our market

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