



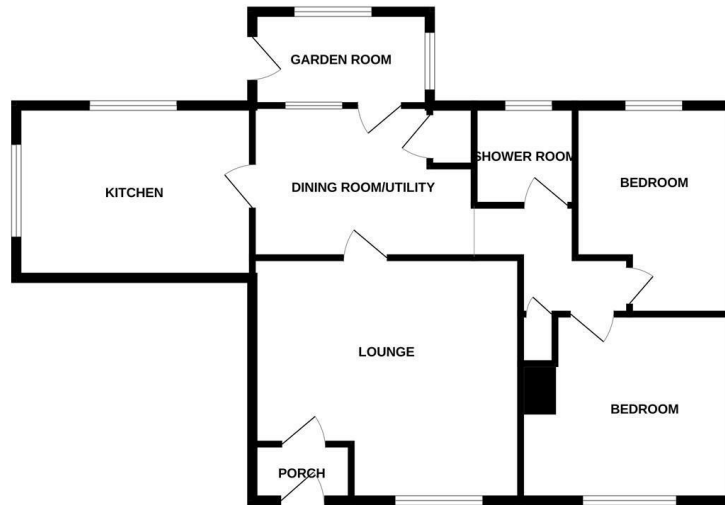
25 Marshall Close | Spixworth | Norwich | NR10 3NX

Offers In Excess Of £220,000

****EXTENDED SEMI DETACHED BUNGALOW ON GENEROUS CORNER PLOT WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this EXTENDED, TWO BEDROOM, SEMI DETACHED BUNGALOW situated in a quiet cul-de-sac in the highly sought after village of Spixworth. Accommodation comprising entrance porch, lounge, kitchen, dining room/utility, garden room, TWO BEDROOMS and a shower room. Outside there is a DRIVEWAY providing off road parking leading to a SINGLE GARAGE and a LARGE, MATURE GARDEN. The bungalow benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent downsize or first time purchase so be quick to book a viewing.



GROUND FLOOR



While 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 or omission or mis-statement. The 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.
 Made with Metropix 02/23

Location

The popular village of Spixworth is well served by a great selection of local amenities including infant and junior schools, doctor and dentist surgeries, village hall and pub. There are regular public transport links to and from Norwich city centre with ease of access to the NDR and The Norfolk Broads.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Lounge 15'5" x 14'0"

Two double glazed windows, radiator.

Kitchen 13'8" x 10'0"

Fitted wall and base units with worktops over, sink and drainer, gas hob, fitted oven, space for fridge and washing machine, two double glazed windows, radiator, boiler.

Dining Room/Utility 10'6" x 8'11"

Fitted wall and base units with worktops over, double glazed window, storage cupboard.

Garden Room 10'4" x 5'3"

Two double glazed windows, door to garden.

Bedroom One 12'4" x 10'8"

Double glazed window, radiator.

Bedroom Two 12'1" x 9'2"

Double glazed window, radiator.

Shower Room 5'10" x 4'7"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Shingled garden and driveway providing off road parking leading to a single garage.

Outside Rear

Paved and shingled garden, mature plants and shrubs, timber shed, enclosed by timber fencing with side gate access.


Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band C

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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