

SALES & LETTINGS

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Jenny Road, Spixworth, Norwich, Norfolk, NR10 3QW

A substantial detached family home with the added benefit of a self-contained one-bedroom annexe. Located in the Broadland village of Spixworth, which sits just to the north of the county's historic city of Norwich, the property is conveniently located with easy access to Norwich Airport as well as local amenities that include a medical practice, village hall, supermarket, convenience store, public house and social club and under a mile to both the Infant and Junior School.

Located on a no through road, next to and overlooking Greg's Meadow, the property is set back and is approached over a hard standing driveway providing ample off-road parking as well as access to a double garage. To the rear, a paved terrace extends away from the property to a neatly maintained south east facing lawn garden bordered by mature shrubs and with a timber storage shed.





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- DETACHED FAMILY HOUSE
- CLOSE TO LOCAL AMENITIES
- VERSATILE ACCOMMODATION

- WELL-PRESENTED THROUGHOUT
- SEPARATE ONE-BEDROOM ANNEXE
- OFF-ROAD PARKING & DOUBLE GARAGE

- FOUR BEDROOMS, MASTER WITH EN-SUITE
- ENCLOSED SOUTH EAST FACING REAR GARDEN
- NEARLY TWO THOUSAND SQUARE FEET OF ACCOMMODATION

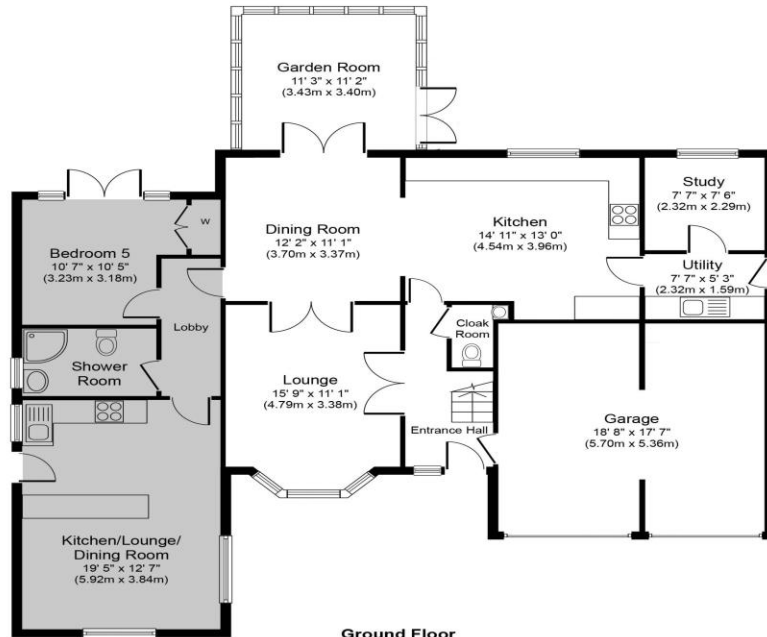
Well-presented throughout, the property enters into a hallway where separate internal doors lead into a cloakroom, a family lounge with a bay window and to the heart of the home, an open plan kitchen and dining room with a separate utility and study. From the dining area two set of double doors lead back into the lounge and a garden room that overlooks the rear garden. A door from the dining room also provides access to the annexe where there is an open plan kitchen, lounge and dining room, a generous shower room and a bedroom with built in storage. Separate access to the annexe is provided by double doors to the garden as well as a side entrance. To the first floor, a family bathroom and four bedrooms, all with built in storage and the master with an en-suite shower room complete this versatile accommodation.

Life at the property is further complimented in its proximity, of approximately five miles, to the Norfolk Broads, the historic city of Norwich with its numerous restaurants, night life, public houses and historical interest. or a thirty-minute car journey to the sandy beaches of the Norfolk coastline.



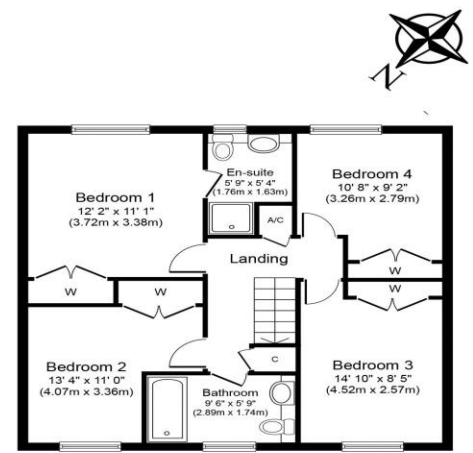


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ANNEXE

Ground Floor
Approximate Floor Area
1,293 sq. ft.
(120.1 sq. m.)
 (excluding garage)



First Floor
Approximate Floor Area
688 sq.ft.
(64.0 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |







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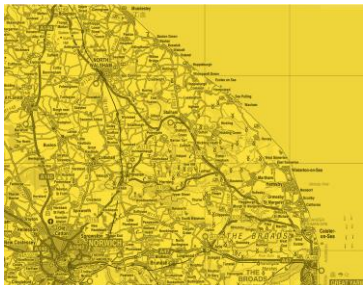


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|  |  |  |  |  |  |  |
| Sales | Property Auctions | Lettings | Property Management | Sale/ Rental Valuation | Estate Administration (Probate) | Land & New Homes |
|  |  |  |  |  |  | |
| Second Home Service | Property Cleaning Service | Mortgages | Solicitors | Surveyors | Service Providers | |



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