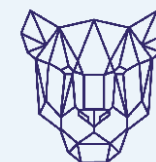




GUIDE PRICE £1,150,000

Meadowlands, Old Walton Road, Colney, Norwich, NR4 7TW



**PANTERA
PROPERTY**

A rare opportunity to purchase this luxury family home.

Pantera Property are delighted to offer to the market a rare opportunity to purchase a luxury family home which was built to a high specification in 2021. The property is a four double bedroomed detached house, benefiting from a double garage, a large 1.25 acre garden and off street parking for multiple cars accessed via double electric gates offering complete privacy.

This high specification luxury property is conveniently located close to the city centre but enjoys the benefits of unencumbered field views and river frontage at the foot of the garden. Conveniently situated just a stones throw from from Norfolk and Norwich Hospital, Spire Private Medical Centre, Earlham Park and the University of East Anglia as well as an abundance of independent school including Langley Preparatory School, Town Close, Norwich High School for Girls and Norwich School.

- Freehold
- Double garage and electric gates
- Cinema room
- High Specification
- Perfect family home
- Large plot measuring approximately 1.25 acre



x3



x4



x3

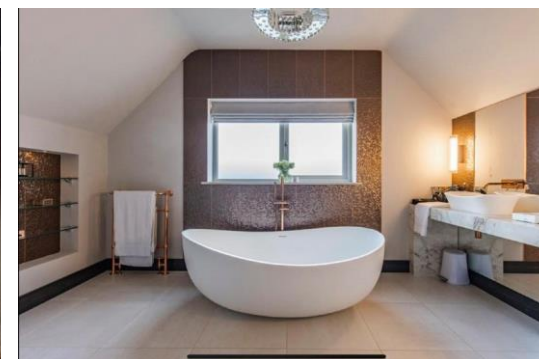
Additional Information

Local Authority
South Norfolk
District Council

Council Tax
Band = G

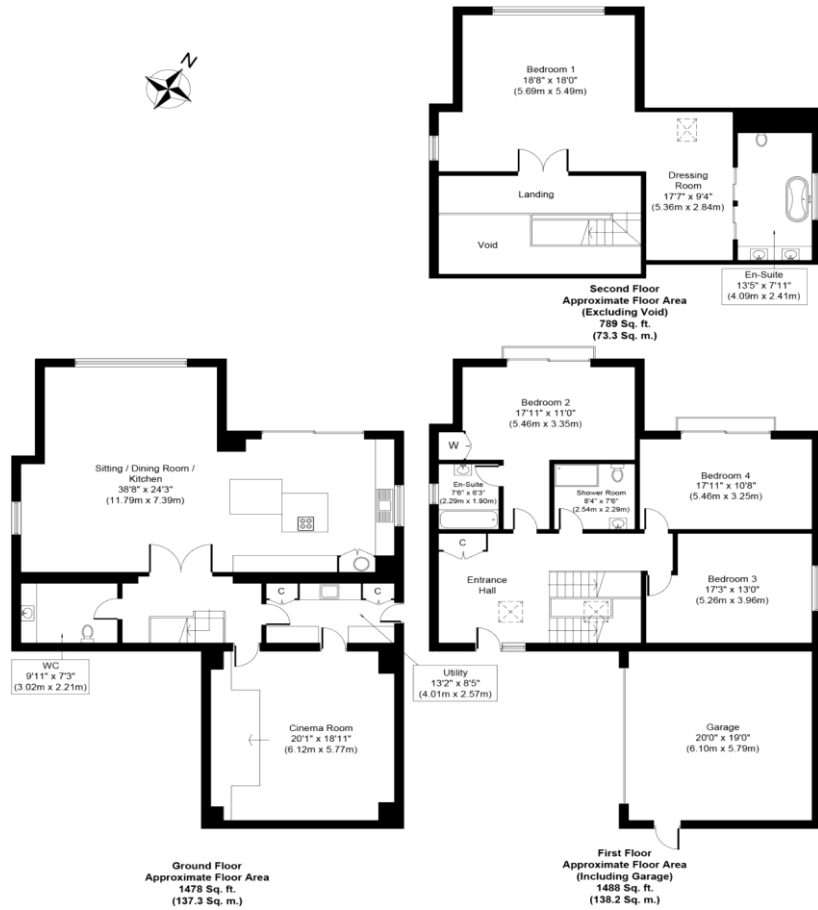
Tenure
Freehold

Size
3755 sq ft



Floor Plan

This three-story floor plan includes four bedrooms including master suite occupying the full upper floor, a kitchen dining room, cinema room, utility and garage all within 3755 sq. ft.



Viewing

Viewing highly recommended, please contact Amy at Pantera Property to arrange at **0330 118 6610**.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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