



5 Bedroom Link Detached House
20 Adcock Drive
Norwich, NR7 8GN

£400,000
www.sefftons.co.uk



20 Adcock Drive, Norwich, NR7 8GN

An exceptionally well proportioned and generous Townhouse, providing flexibility through its breadth of spacious accommodation. Enviably located close to local amenities and schools, as well as the historic city centre of Norwich this is a rare to find layout and we would suggest an early viewing.

THE PROPERTY

The ground floor provides a spacious hallway with doors off to two bedrooms as well as the utility room at the rear and shower room supporting the two ground floor bedrooms. The utility room opens to the rear garden. Stairs rise to the floor landing.

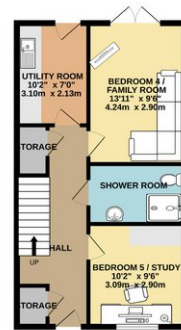
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B	84	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

GROUND FLOOR
456 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.



2ND FLOOR
582 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA - 2034sq.ft. (189.0 sq.m.) approx.

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, 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.
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