



4 Bedroom Detached House  
Beechcroft  
Norwich, NR13 5EG

Sefftons  
ESTATE & LETTING AGENTS  
£600,000  
[www.sefftons.co.uk](http://www.sefftons.co.uk)



## Beechcroft, Norwich, NR13 5EG

GUIDE PRICE £600,000-£650,000. A FANTASTIC OPPORTUNITY to purchase this CHAIN FREE, DETACHED FAMILY HOME sitting on a POTENTIAL BUILDING PLOT. Offered CHAIN FREE with FANTASTIC VIEWS and BURSTING WITH POTENTIAL, this is NOT TO BE MISSED. Call Sefftons TODAY to organise your viewing.

### THE PROPERTY

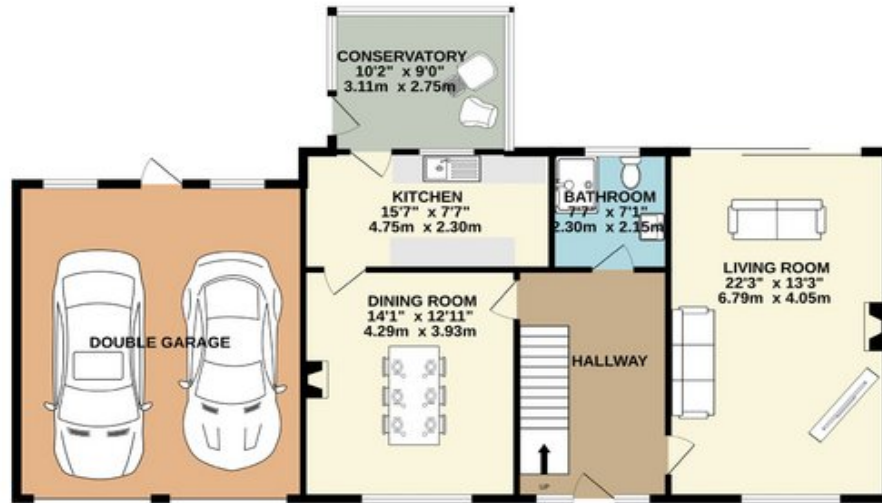
The front door opens to the substantial central hallway. The living room is to the right, with a feature fireplace, a window to the front aspect and sliding doors to the rear flooding the room with natural light.

Moving through the downstairs, you come to a second reception room which can be used as a dining room, opening into the kitchen, with potential to extend STPP.

Completing the ground floor accommodation is a conservatory which enjoys views over the garden, alongside a downstairs shower room.

Up on the first floor are four generously sized double bedrooms off of the large landing, alongside a family bathroom.

GROUND FLOOR  
1227 sq.ft. (114.0 sq.m.) approx.



1ST FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



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TOTAL FLOOR AREA : 2014 sq.ft. (187.1 sq.m.) approx.

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.  
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