



Sefftons
ESTATE & LETTING AGENTS

4 Bedroom Detached House
34 Foxburrow Road
Norwich, NR7 8QX

£475,000
www.sefftons.co.uk



34 Foxburrow Road, Norwich, NR7 8QX

The front door opens into the inviting, generous hallway, with wall panelling and LVT flooring creating a luxurious feel, and stairs rising to the first floor. Continuing down the hall, you come to the bright living room with a real mahogany wood feature wall, opening into the spectacular rear extension, which is the real heart of the home. Finished to a high specification, it offers a sizeable skylight window flooding the room with natural light, integrated appliances and sleek, white, high gloss units offering generous storage space. Additionally, there is a kitchen island and space for a dining table, with French doors opening out to the rear garden making this a fantastic space for hosting and entertaining. There is a well sized double bedroom and high quality shower room on the ground floor, making the property well suited to multi generational living. Up on the first floor are a further three, well proportioned bedrooms making use of the brilliant family bathroom, which shows major attention to detail with marble effect shower wall panels and gold coloured fittings.

The property is set back from the road behind a generous, shingled driveway offering space for off road parking for several cars. There is a detached, single garage providing further parking or storage, alongside an enclosed rear garden which is lawned for the majority, with a variety of planting and shrubbery, and a patio space for al fresco dining.

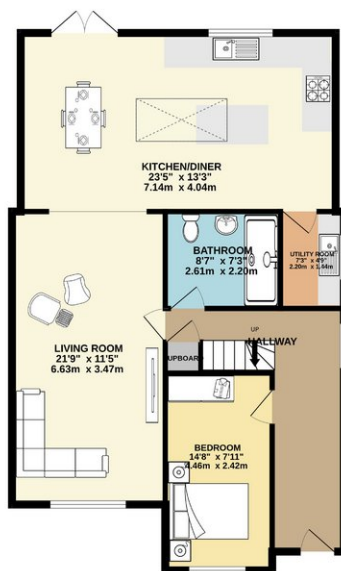
Energy Efficiency Rating

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

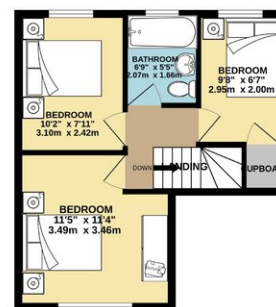
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

GROUND FLOOR
905 sq.ft. (84.1 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 1266 sq.ft. (117.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency on the day.
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