



Athena Avenue | Costessey | NR5
 £425,000

abbotFox



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



abbotFox presents this brand new, Taylor Wimpey built four bedroom detached home.

The Shelford offers a spacious layout, totalling 1360sqft, and comprises; entrance hall, lounge, kitchen diner, study and utility cloakroom to the ground floor, with four generous bedrooms, en-suite shower room and family bathroom to the first floor. This particular plot occupies a prominent corner position, with an enclosed, private rear garden, off road parking for two vehicles and a single garage. Finished to an exceptional standard throughout, with upgraded kitchen and bathroom, this property also benefits from flooring and is completed and ready to move into.

Hampden View is a located in the well regarded residential area of Costessey, and offers easy access to a wealth of local amenities at the nearby Longwater Retail Park, the A47 and Norwich City Centre.

