

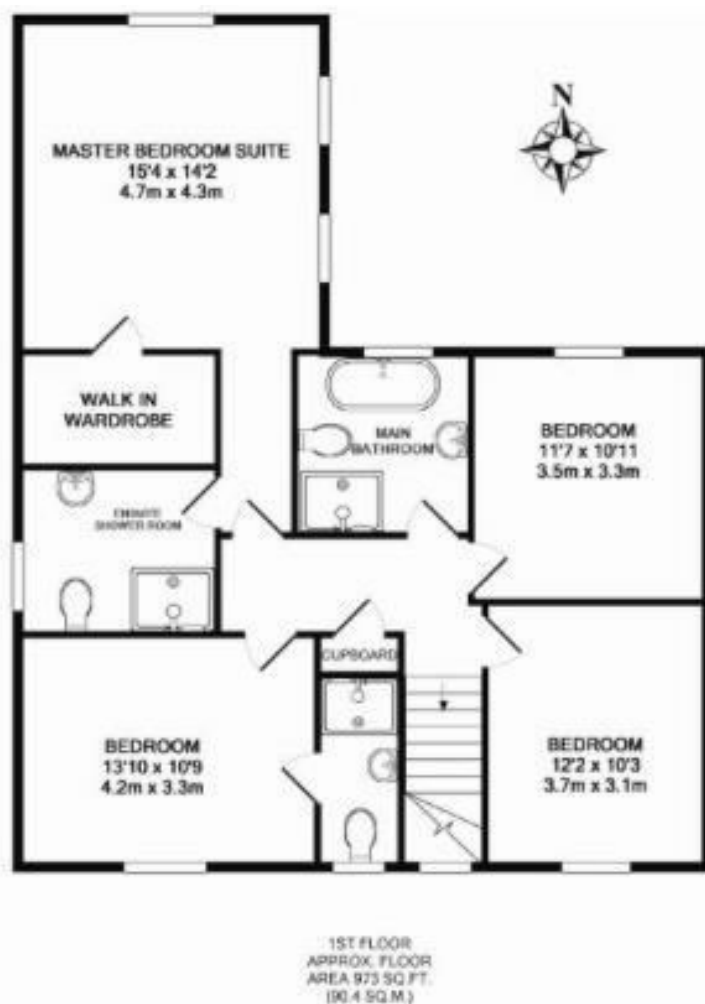


Bells Loke | Norwich | NR13
 Guide £800,000

abbotFox

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 Bespoke presents Hollywell House, a most impressive family home neatly positioned at the end of an exclusive, private cul-de-sac next to Brundall Marina.

This contemporary home is perfect for today's way of living. Modern fittings are perfectly wed with traditional features which include ceiling beams and fire places.

Accommodation is arranged over two floors with the ground level featuring a stunning, bespoke, hand built kitchen/breakfast room with a gas AGA range cooker. A well proportioned sitting room, formal dining room and snug complete the principal rooms on the ground floor. In addition to this there is a WC and useful utility room with a courtesy door to the garage.

The first floor provides four double bedrooms, the guest bedroom benefits from an en suite as does the principal bedroom which is fully vaulted and features a dressing room. There is a family bathroom off of the landing also.

The property sits in a very generous, private plot and is entered by electric wooden gates. There is a substantial driveway providing parking for several vehicles which leads to a garage.

