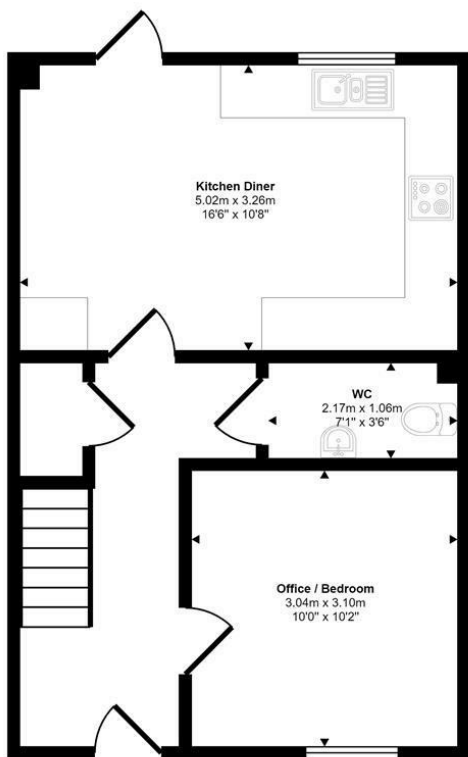




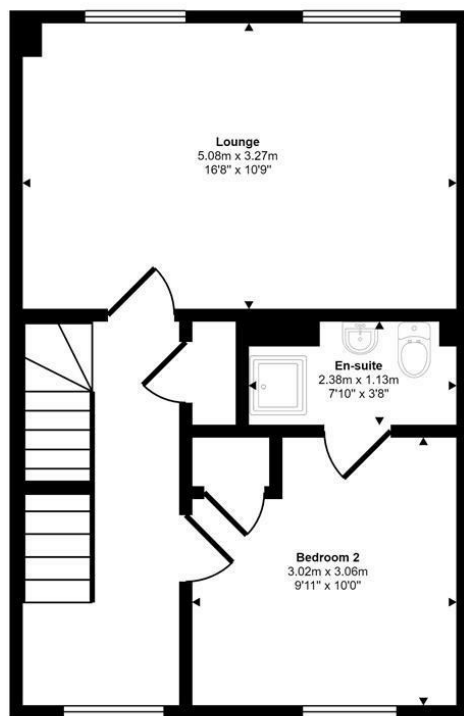
Vanguard Chase | Norwich | NR5
 Guide Price £310,000

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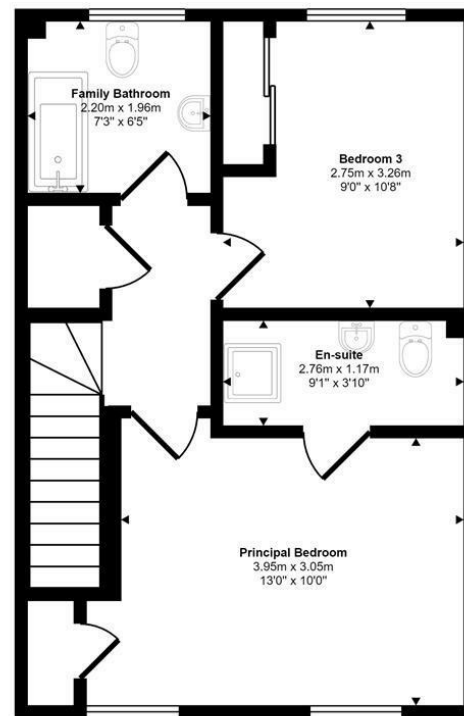
Approx Gross Internal Area
 117 sq m / 1264 sq ft



Ground Floor
 Approx 39 sq m / 419 sq ft



First Floor
 Approx 39 sq m / 421 sq ft



Second Floor
 Approx 39 sq m / 425 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 presents this modern, three / four bedroom townhouse in the popular Hampdens estate. A perfect home for a professional couple or young family. Offered to the market chain-free, this home is a blank canvass for any buyer.

Entering the home on the ground floor is an inviting hallway, with engineered wood flooring, significant storage area, cloakroom, and a generous kitchen diner, complete with soft-touch closures, and space for appliances. The ground floor further offers a further sizeable room, that can be utilised as an additional bedroom, office, dining room or play room.

The first floor offers a spacious living room, with stunning views over peaceful fields to the rear, which is accessed off a landing with storage area. A generous double bedroom, complete with en-suite shower room and built in wardrobes completes this floor.

The top floor comprises; the principal bedroom, with en-suite shower room, and built in wardrobes. With a further double bedroom and family bathroom. The landing to this floor, offers access to the airing cupboard and floored loft, ideal for additional storage. Externally, the South facing rear of the property offers a decked seating area, and a garden that includes asparagus beds, rhubarb and a selection of herbs. The property also benefits from a single garage, with parking to the front.

The Hampdens is set within the popular residential area of Costessey, and is within catchment of well regarded, local schools, a variety of play areas and benefits from easy access to countryside walks, allowing for a perfect opportunity for a buyer looking to enjoy the countryside whilst retaining easy access to Norwich.

Having been lovingly maintained by the current owners since, its construction, an internal viewing comes highly recommended.

Guide price £310,000 - £330,000

