



De Hague Road | Norwich | NR4
PCM £2,600 PCM

abbotFox

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 Student Property, available starting September. Meticulously reconfigured to meet the demands of contemporary student life, this residence boasts a thoughtful layout and a host of amenities.

On the ground floor, two generously-sized double bedrooms beckon, each with its private en-suite for a touch of luxury and convenience. The heart of the home lies in the expansive kitchen/diner, an ideal space for communal cooking and shared meals. A delightful garden room awaits, providing a charming retreat or a social hub for gatherings. Practicality meets style with the inclusion of a WC and a utility room, while a large storage room seamlessly integrated into the garden room showcases the adaptability of this space.

Ascend the stairs to the upper level, where three additional double bedrooms await. Two of these bedrooms are complemented by en-suite facilities, offering modern comfort and personal space. An additional shower room enhances the upper level's accessibility and convenience.

Outside, the property welcomes you with a small front garden, laid to lawn, creating a verdant entrance. The rear garden is a spacious oasis, complete with a decking area for outdoor relaxation and a large lawn, providing a versatile outdoor space for various activities.

This property harmoniously blends functionality and style, creating an inviting home for students. From the comfort of private en-suites to the practicality of the well-appointed kitchen, every detail has been considered. The outdoor spaces add an extra layer of allure, making this residence the perfect backdrop for a fulfilling academic year.

Seize the opportunity to secure this outstanding student property, where comfort, convenience, and style converge effortlessly.

