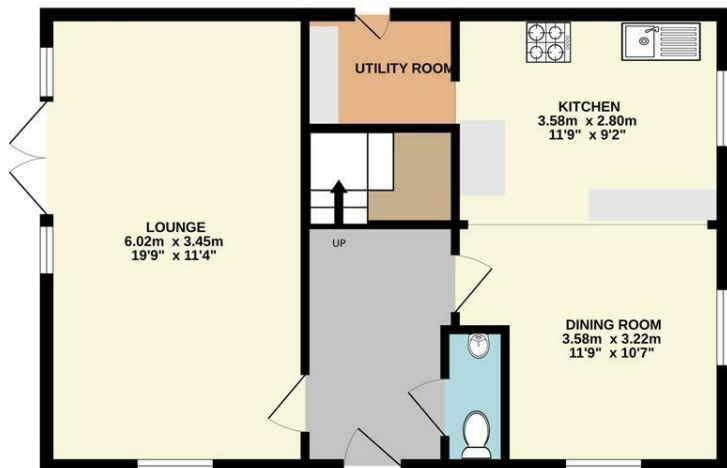




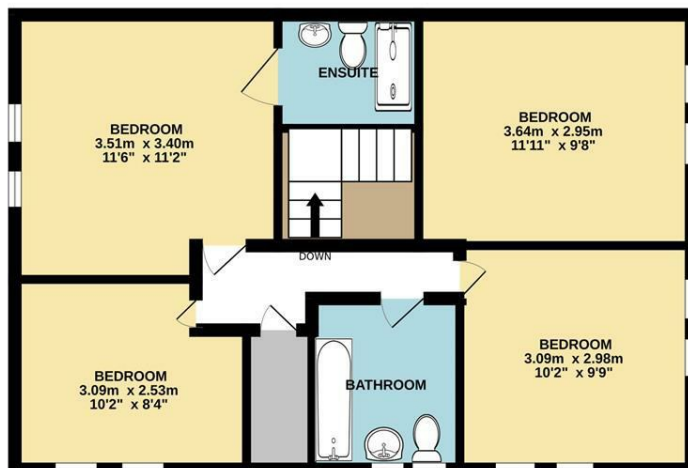
Coller Road | Old Catton | NR6
Offers In Excess Of £365,000

abbotFox

GROUND FLOOR
54.4 sq.m. (585 sq.ft.) approx.



1ST FLOOR
51.6 sq.m. (555 sq.ft.) approx.



TOTAL FLOOR AREA : 106.0 sq.m. (1141 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 stylish, modern family home. Situated within the popular Sewell Meadow development, this home is ideally situated within easy reach of schools, parks and shops, whilst offering easy access into and out of Norwich.

Having been exceptionally well maintained and improved since its construction, this home offers a bright stylish finish throughout. Accommodation comprises; entrance hall, cloakroom, lounge, kitchen diner and utility room to the ground floor. The first floor offers four double bedrooms, en-suite to master, and a spacious family bathroom. Externally, the property benefits from a larger than average rear garden, that has been thoughtfully landscaped, and offers a surprising degree of privacy, whilst the property also benefits from off road parking and garage.

An internal viewing comes highly recommended.

