

abbot**Fox**





Norwich, NR4

*Offers In Excess Of £475,000*

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**











## THE DETAIL\_\_\_\_\_

abbotFox presents this spacious detached family home. Set within easy reach of a wealth of local amenities, the University and the Hospital, this property offers an abundance of space, ideal for any growing family.

The accommodation is neatly arranged over three floors, with the ground floor offering an inviting entrance hall, cloakroom, lounge, kitchen breakfast room, utility room, dining room and office. The first floor provides three generous bedrooms, one furnished with an en-suite, and a family bathroom. The top floor comprises; two further double bedrooms and an additional shower room off landing. Externally, the generous enclosed garden affords a surprising degree of privacy with the property also benefitting from off road parking and a garage. An internal viewing comes highly recommended.

The property is conveniently located in a popular area served by a range of local amenities including local shops, all levels of schooling, public parks and riverside walks. There are regular bus services into the city of Norwich and the Norfolk and Norwich Hospital and easy access to the A47 Southern Bypass and A11.







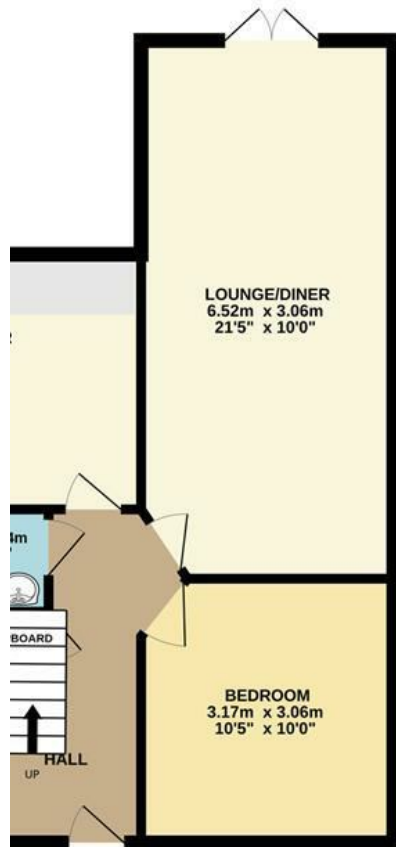




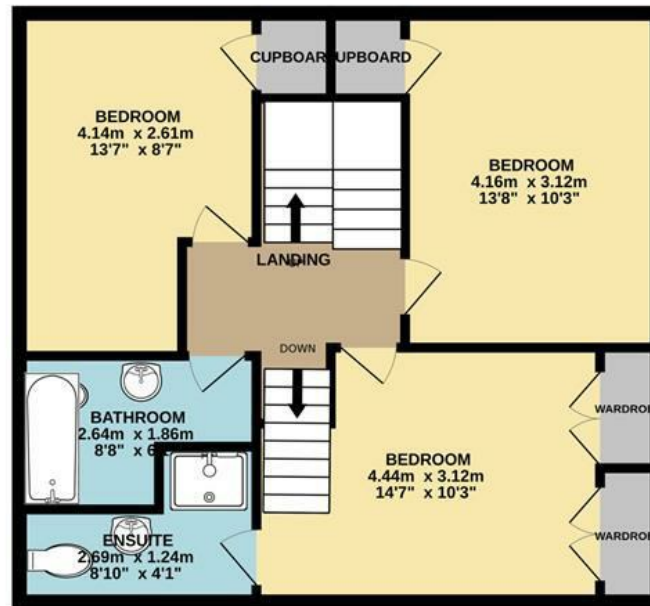
## THE HIGHLIGHTS\_\_

- Ideal family home
- Generous living accommodation
- Flexible layout for any family
- Enclosed gardens
- Off road parking and garage
- Convenient location
- Internal viewing advised

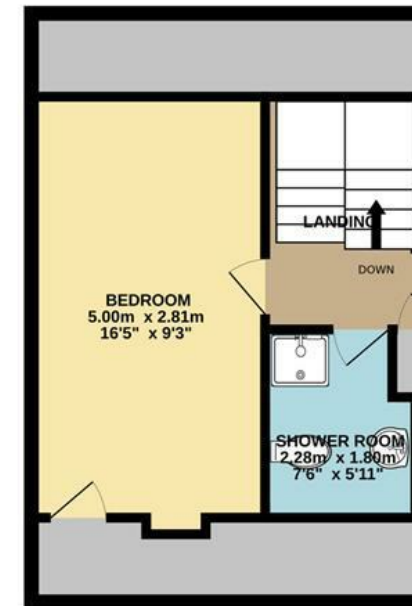
0 FLOOR



1ST FLOOR



2ND FLOOR



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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*Let's talk*

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EPC RATING - C

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