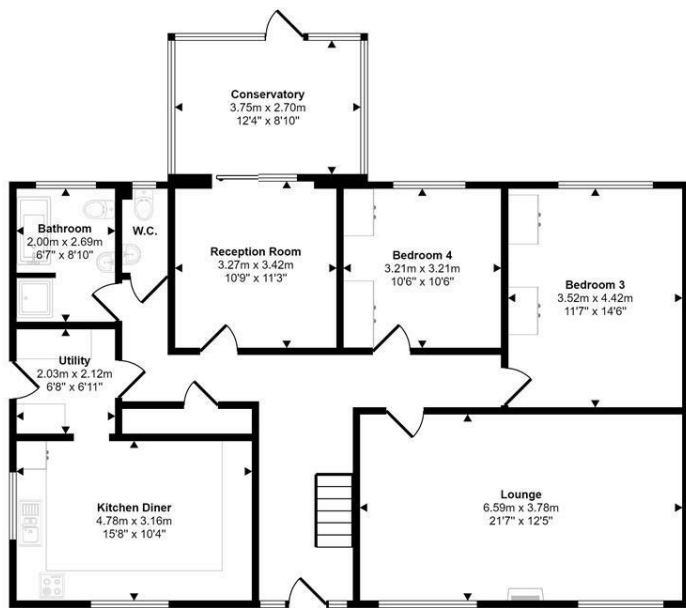




Lonsdale Road | Rackheath | NR13
 £475,000

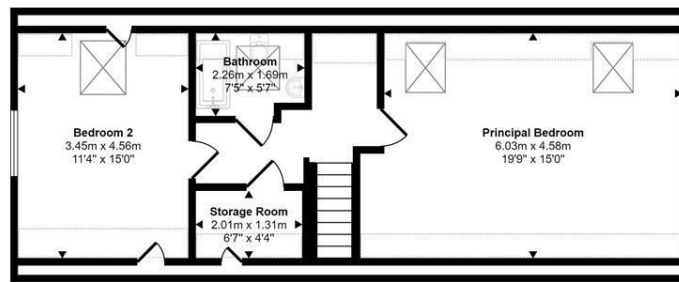
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Approx Gross Internal Area
 220 sq m / 2370 sq ft

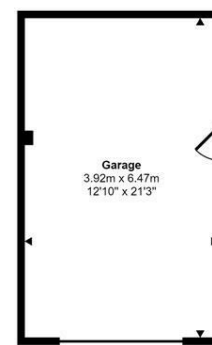


Ground Floor
 Approx 124 sq m / 1334 sq ft

Denotes head height below 1.5m



First Floor
 Approx 71 sq m / 764 sq ft



Garage
 Approx 25 sq m / 273 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		83
(69-80) C		84
(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 generously proportioned detached family home. Constructed by the current owners, this home has been well thought out and offers a flexible layout to suit any growing family. Situated within a quiet residential area within easy reach of local amenities, this home offers a sense of space and privacy throughout.

The ground floor comprises; an inviting entrance hall, lounge, dining room, conservatory, kitchen breakfast room, utility room, two double bedrooms, bathroom and separate WC. The first floor offers two generous double bedrooms and a bathroom accessed off landing. Externally, the property benefits from off road parking via two driveways and a generous detached garage. The enclosed rear garden affords a high degree of privacy. An internal viewing comes highly recommended to appreciate the space this home has to offer.

