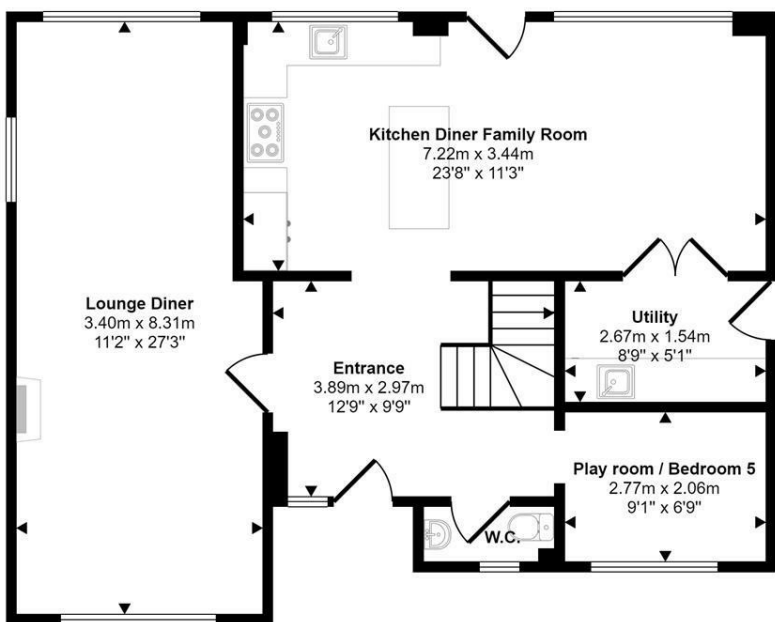




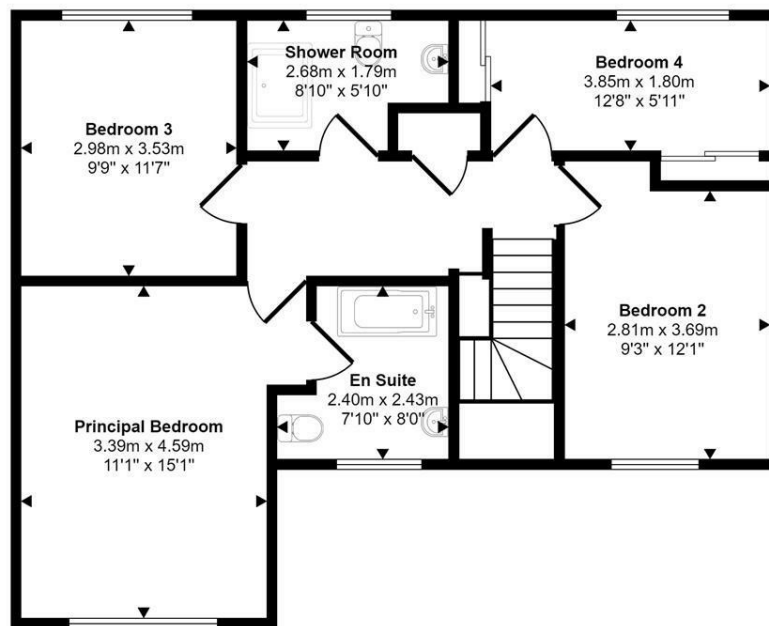
Hanly Court | Great Yarmouth | NR30
 Guide Price £400,000

abbotFox

Approx Gross Internal Area
 148 sq m / 1592 sq ft



Ground Floor
 Approx 78 sq m / 840 sq ft



First Floor
 Approx 70 sq m / 752 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 generously proportioned detached family home. set in the popular and well-served village of Caister-On-Sea.

The accommodation is neatly arranged over two floors, with the ground floor comprising; entrance hall, cloakroom, lounge diner, with open fire, kitchen diner family room, utility room and play room. The first floor offers four generous bedrooms, with the master serviced with an en-suite bathroom and a stylish family shower room access off landing. Externally, the low maintenance gardens afford a high degree of privacy, with the property also providing off road parking for two vehicles.

An ideal home for any growing family, with a wealth of local amenities within easy reach, an internal viewing comes highly recommended.

GUIDE PRICE £400,000 - £425,000

