

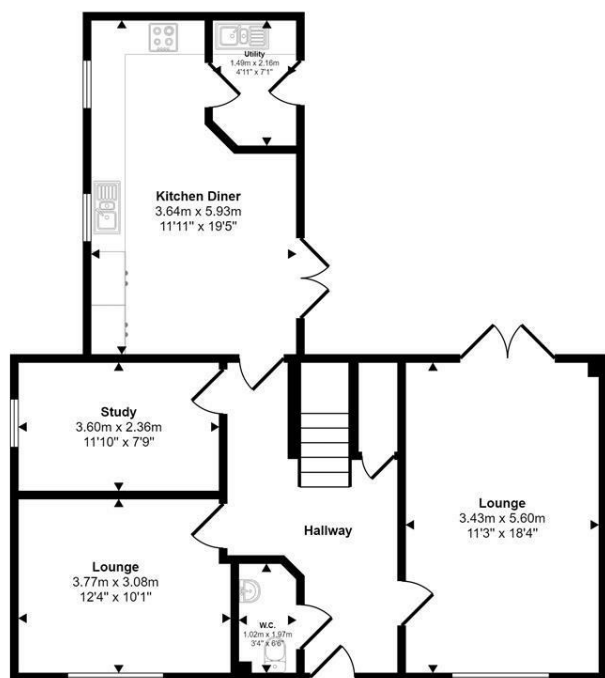


Fairway | Norwich | NR8  
£495,000

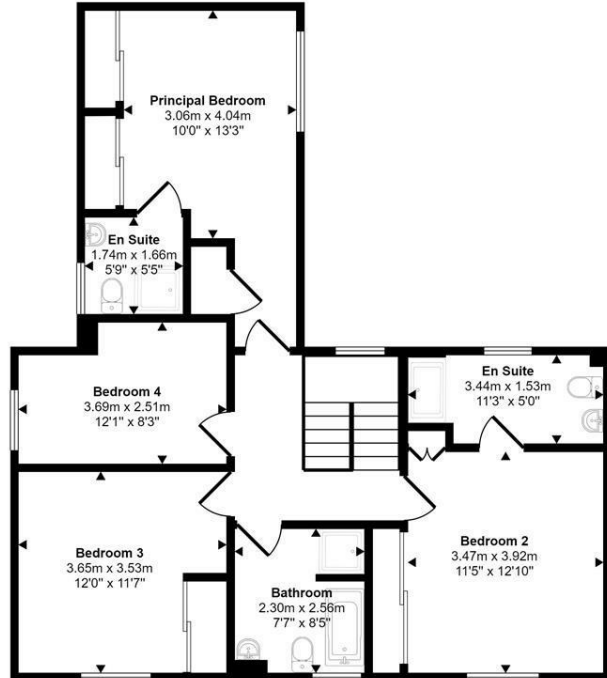
abbotFox

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	80	87
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

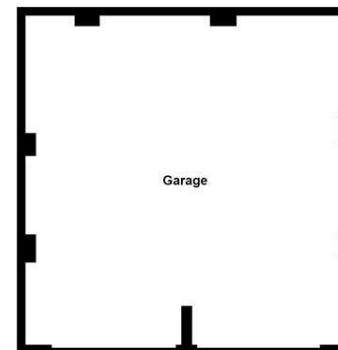
Approx Gross Internal Area  
195 sq m / 2095 sq ft



Ground Floor  
Approx 80 sq m / 860 sq ft



First Floor  
Approx 81 sq m / 877 sq ft



Garage  
Approx 33 sq m / 358 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.

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 exceptional, executive detached family home. Occupying a prime position, with woodlands set to the rear, this home has been meticulously improved and exceptionally well maintained by the current owners since its construction.

Internally, this home offers a bright and stylish finish throughout, with the ground floor offering an inviting entrance hall, cloakroom, lounge, dining room, office, kitchen diner and utility room. The first floor offers four double bedrooms, two of which are furnished with en-suite shower rooms and a family bathroom.

Externally, the property offers ample off road parking for up to four vehicles and a generous detached double garage, which could be converted to additional accommodation (STNC). The enclosed low maintenance rear garden affords an exceptional degree of privacy with woodland set to the rear.

The property further benefits from a wealth of upgrades, including 4.2kW Solar Panel system, Hive Home and 1Gb Fibre Optic broadband, ensuring this home is energy efficient to run and ideal for those working from home. Offered to the market with no onward chain, an internal viewing is essential to appreciate this opportunity.

