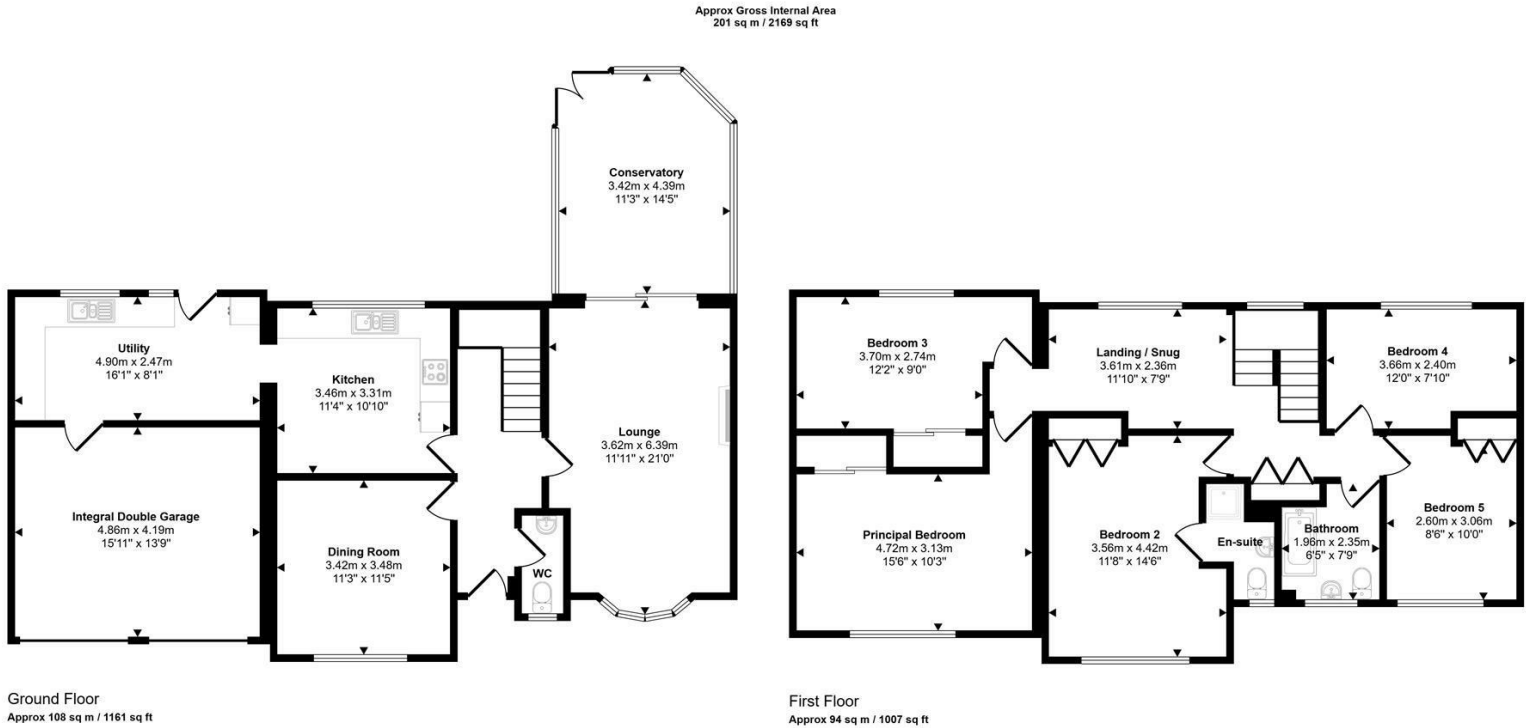




Longland Close | Norwich | NR6
Offers In Excess Of £525,000



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 family home. Set within the popular residential area of Old Catton, this home has been well maintained and thoughtfully improved by the current owner to offer a prime opportunity for any growing family.

The property sits on a generous plot, with ample off road parking to the front, with access to the integral double garage. The enclosed rear garden is well laid out, and affords a high degree of privacy. Internally the accommodation is neatly arranged over two floors, with the ground floor comprising; entrance hall, cloakroom, lounge, conservatory, dining room, kitchen breakfast room and utility. The first floor offers five comfortable bedrooms, with an en-suite to the principal bedroom, and a family bathroom off landing. The landing area also doubles as an office / snug area.

With a wealth of local amenities within easy reach including well regarded schools, doctors, variety of shops and excellent transport links, this home offers a high degree of convenience for any buyer. An internal viewing comes highly recommended.

