

abbotFox



Norwich, NR4
£1,400 PCM

“

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 is delighted to present this beautifully designed three-bedroom semi-detached home, situated in the highly sought-after suburb of Cringleford. Offering contemporary living with high-quality finishes throughout, this property is perfect for families, professionals, or anyone looking for a stylish and well-connected home.

Upon entering, you are welcomed into a spacious open-plan living area, providing a bright and airy space ideal for both relaxing and entertaining. The modern fitted kitchen is thoughtfully designed with integrated appliances, ample storage, and sleek countertops, making it perfect for those who enjoy cooking. A convenient ground-floor WC adds to the practical layout of the home.

On the first floor, the property boasts three generously sized bedrooms, each offering plenty of natural light and comfortable living space. The master bedroom benefits from its own en-suite shower room, adding a touch of luxury and privacy. The additional two bedrooms are well-proportioned and share a stylish three-piece family bathroom, complete with modern fittings and a clean, contemporary design.

Externally, the home offers ample off-road parking for up to four vehicles, along with a single garage providing additional storage or parking options. The private enclosed rear garden is perfect for outdoor dining, entertaining guests, or simply enjoying some peaceful time in the fresh air.

This fantastic property is located in Cringleford's prestigious Round House Park development, offering excellent transport links with easy access to Norwich city centre, the A11, and the A47, making it ideal for commuters. The surrounding area boasts a wealth of amenities, including highly regarded primary schools, golf courses, country clubs, health spas, and the popular Waitrose supermarket in Eaton.

With its stylish interiors, excellent location, and modern conveniences, this home presents a fantastic opportunity for those looking to settle in one of Norwich's most desirable

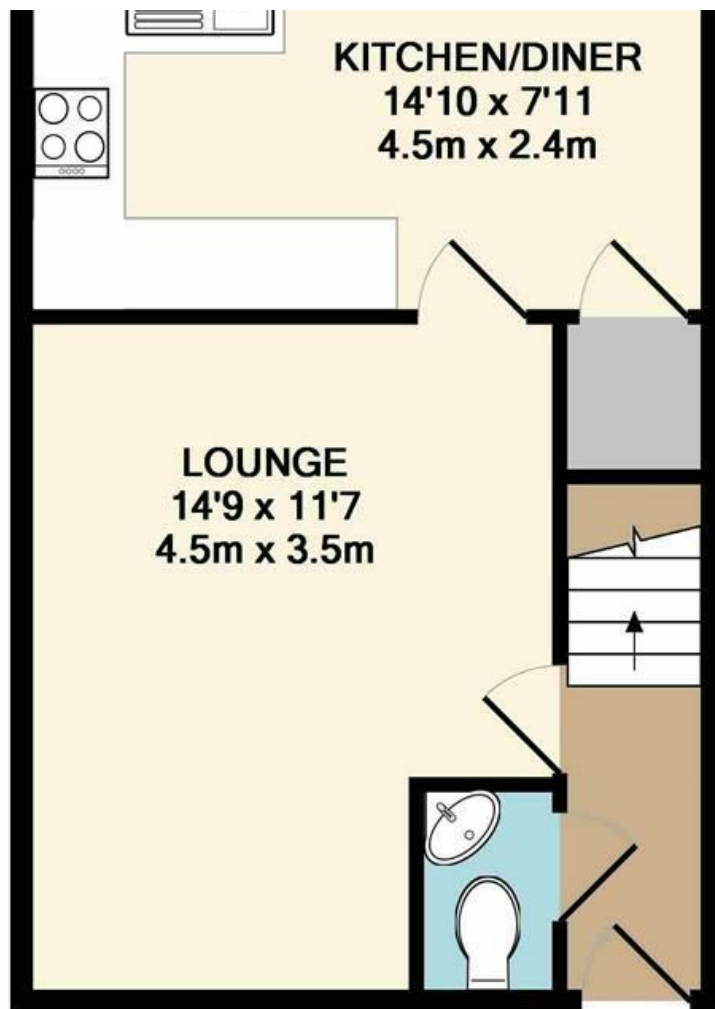




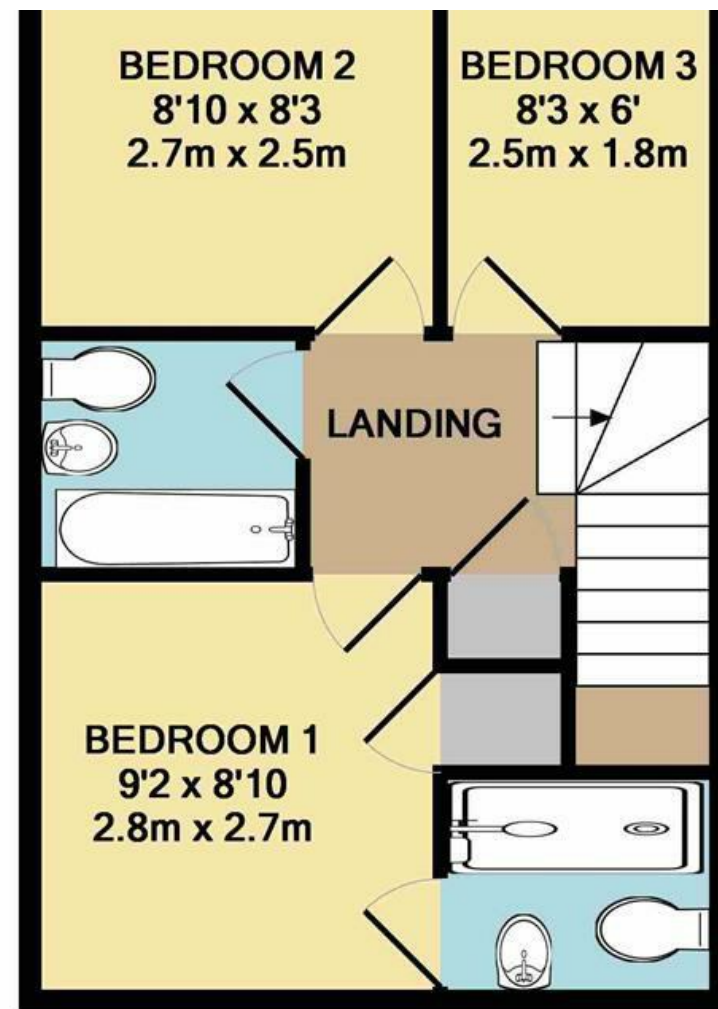


THE HIGHLIGHTS__

- Modern semi detached house
- Three generous bedrooms
- Open plan living space
- Ultra Modern Kitchen
- Family bathroom and en suite to master
- Rear Enclosed Garden
- Garage
- Parking for Up To 4 Cars
- EPC rating C



GROUND FLOOR
APPROX. FLOOR
AREA 336 SQ.FT.
(31.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 336 SQ.FT.
(31.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 673 SQ.FT. (62.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements

Let's talk

01603 660000

sales@abbotfox.co.uk

@abbotfox

EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox 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 purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.