

abbot**Fox**





Knox Close, Norwich, NR1  
*Offers In Excess Of £350,000*

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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 presents this extended three-bedroom semi-detached home, ideally positioned within the sought-after suburb of Thorpe Hamlet.

Beautifully extended, this home offers generous and flexible living space. A welcoming entrance hall leads to a spacious lounge and through to an open-plan kitchen diner, perfectly designed for modern family life. The extensions further adds the convenience of a downstairs WC and a utility room.

Upstairs, three well-proportioned bedrooms are served by a well sized family bathroom. Outside, the property enjoys a private, landscaped rear garden, perfect for entertaining, while to the front there is space for two vehicles,

Situated within easy reach of Norwich city centre, local amenities and highly regarded schools, this home combines space, style and location to offer an excellent opportunity for families.





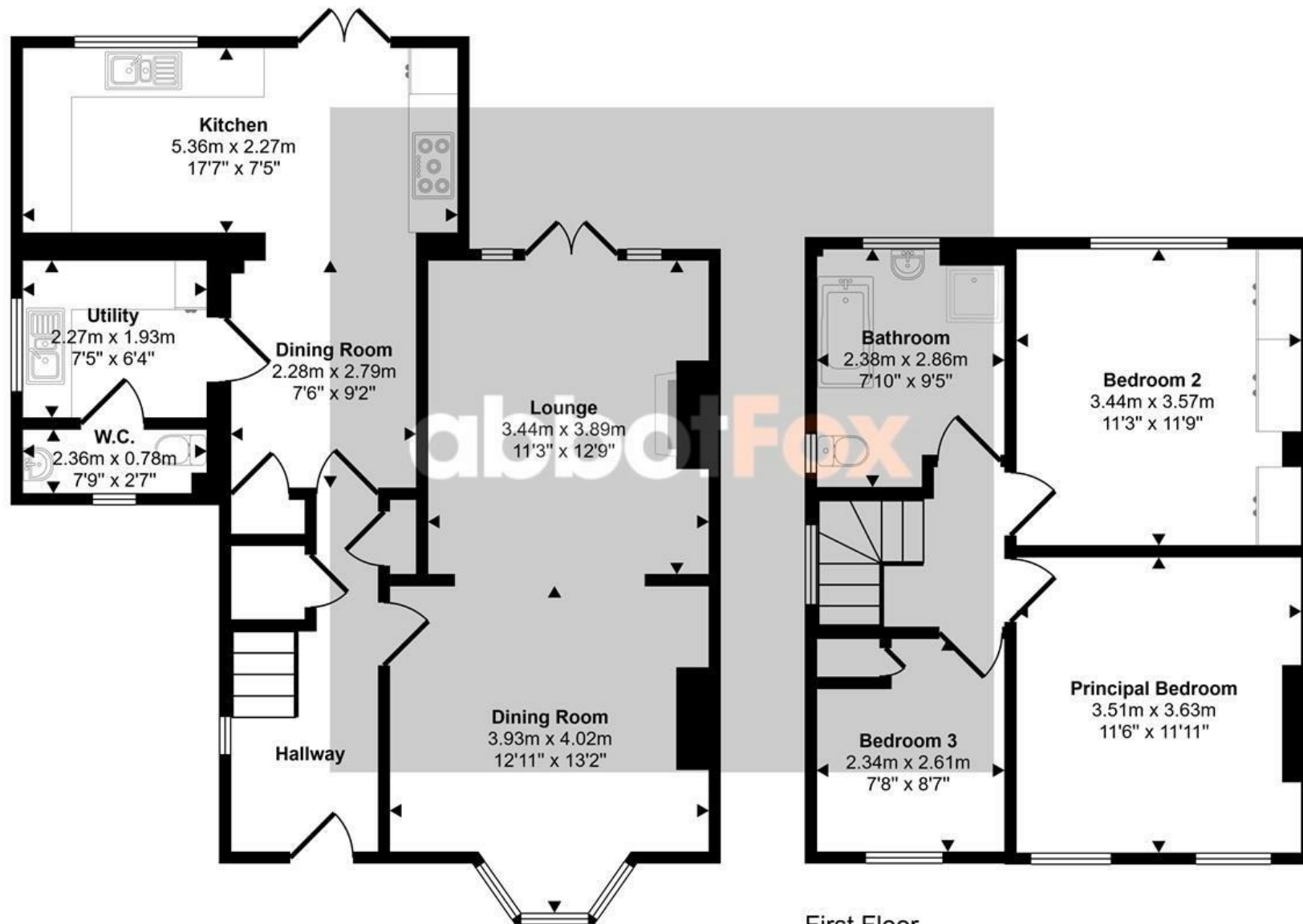






## THE HIGHLIGHTS\_\_

- Extended family home
- Three bedrooms
- Generous, landscaped gardens
- Bright and stylish finish throughout
- Convenient location
- Viewing advised



**Ground Floor**  
Approx 65 sq m / 703 sq ft

**First Floor**  
Approx 44 sq m / 473 sq ft

*Let's talk*

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**EPC RATING - C**

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.