

abbotFox



Norwich, NR4

*Guide Price £360,000*

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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\_\_\_\_\_

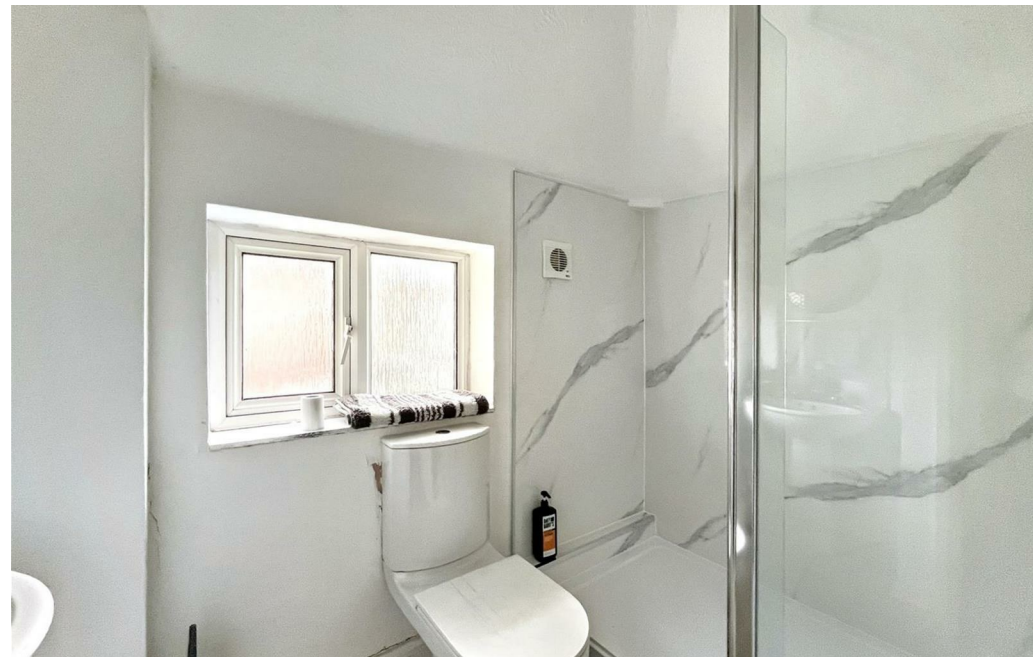
abbotFox presents this spacious semi-detached home, located within the sought-after NR4 postcode.

Generously proportioned and offering flexibility to suit a variety of lifestyles, this home provides an ideal opportunity for any growing family or investor.

The accommodation features a welcoming entrance hall, a spacious lounge, a versatile dining room/bedroom four, and a well-appointed kitchen which leads onto a utility / conservatory. Upstairs, three comfortable bedrooms are complemented by a family bathroom.

Outside, the property is enhanced by a generous rear garden, while off-road parking is available to the front. Conveniently positioned for local amenities, schools, and easy access to the city centre the university and hospital, this home represents an exciting opportunity in a popular residential location.

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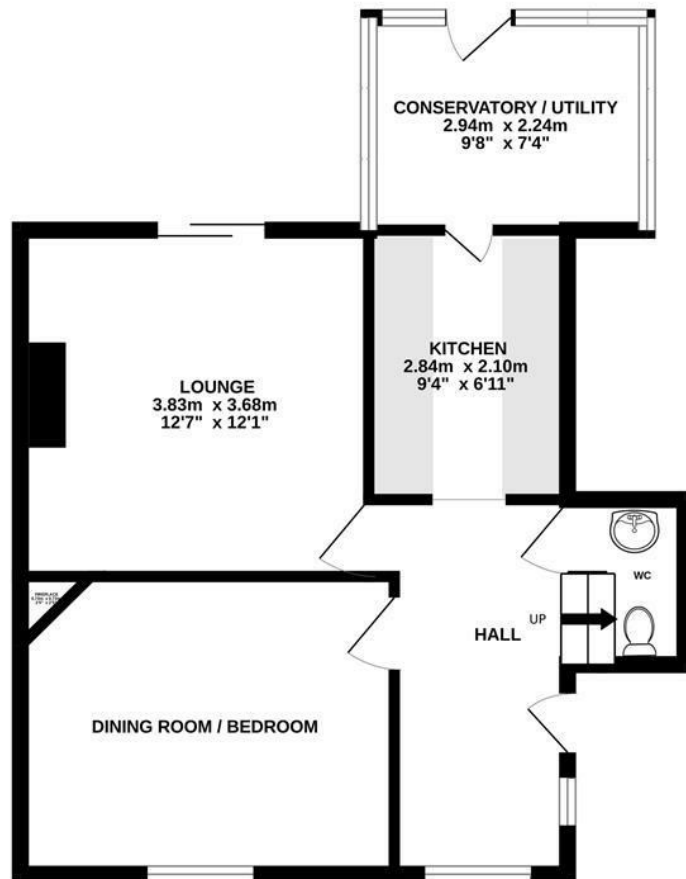




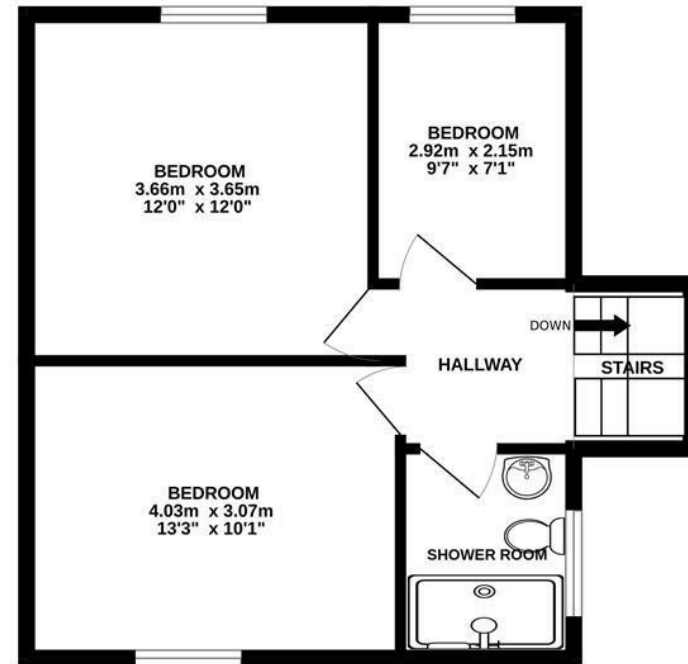
## THE HIGHLIGHTS\_\_\_\_

- Semi-detached house
- Three / four bedrooms
- Generous gardens
- Off road parking
- Close to local amenities
- Viewing advised

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*Let's talk*

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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.