



## Six Gables

Station Road, Flordon, Norwich, NR15 1RJ

Offers in Excess of £500,000

ATTIK are delighted to bring to the market this stunning, recently built, four bedroomed bungalow set in a 0.75 acre plot in the popular South Norfolk village of Flordon. This is a real rural treat with some stunning features including bi-fold doors, vaulted ceilings and two gorgeous shower rooms, along with some superb energy/cost saving ones; solar panels, air source heat pump and underfloor heating throughout. Call the team to avoid disappointment.



GROUND FLOOR  
1508 sq.ft. (140.1 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		84	88
England, Scotland & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(61-91)	B		
(39-60)	C		
(21-38)	D		
(1-20)	E		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		86	89
England, Scotland & Wales			

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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.