



## **103 Greyfriars Road, Norwich, NR1 1PR**

### **Offers in excess of £250,000**

**\*QUALITY WITHOUT COMPROMISE\***

Conisford Court sets new standards for contemporary design, using traditional materials and the highest quality specification to create twenty-six unique luxury homes, tailor-made for modern City living.

Superior materials, convenience features and an uncommon attention to detail combined with spacious light and airy living spaces provide a superior standard of accommodation fitting of its place in the heart of a great City.

#### **DETAILED SPECIFICATION**

- Contemporary British-made bespoke kitchen units, with soft closing gloss finish cupboards and drawers in a contemporary cashmere palette.
- Hard-wearing worktops with full-height coloured toughened glass upstand to hob and matching surface splash-backs.
  - Stylish Italian porcelain plank-style floor tiling throughout, with luxury carpets to bedrooms.
- Solid oak and oak veneer internal doors, with concealed expanding fire seals and brushed-chrome door furniture.



**Living/Kitchen/Diner 13'1" x 20'0" (4.01m x 6.10m)**

**Bedroom One 11'6" x 10'7" (3.52m x 3.24m)**

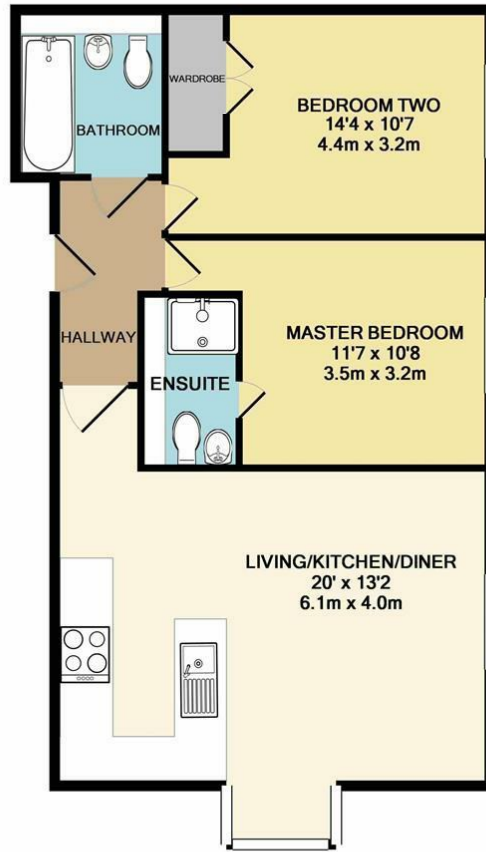
**Three-Piece En-Suite**

**Bedroom Two 14'3" x 10'6" (4.36m x 3.22m)**

**Three-Piece Family Bathroom**



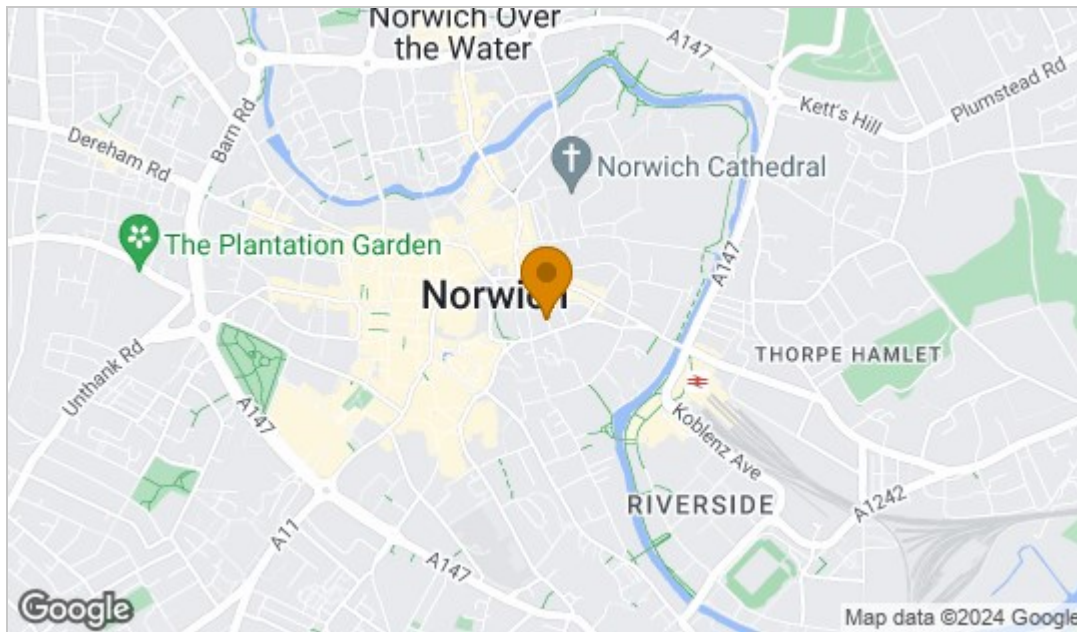
# Floor Plan



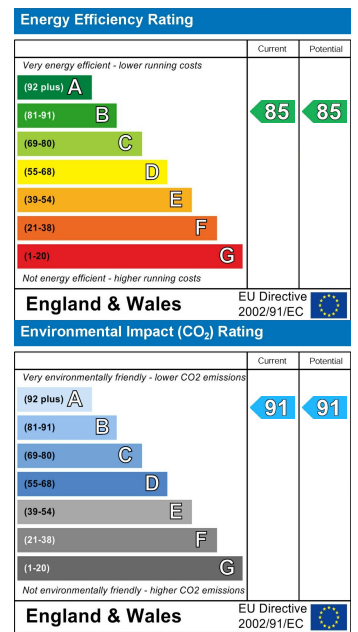
TOTAL APPROX. FLOOR AREA 746 SQ.FT. (69.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2019

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



T: 01603 558 666  
 M: 07369213457  
 E: david@musgroveandcoestates.co.uk  
 A: 48 Market Place, North Walsham, Norfolk, NR28 9BT