

abbotFox



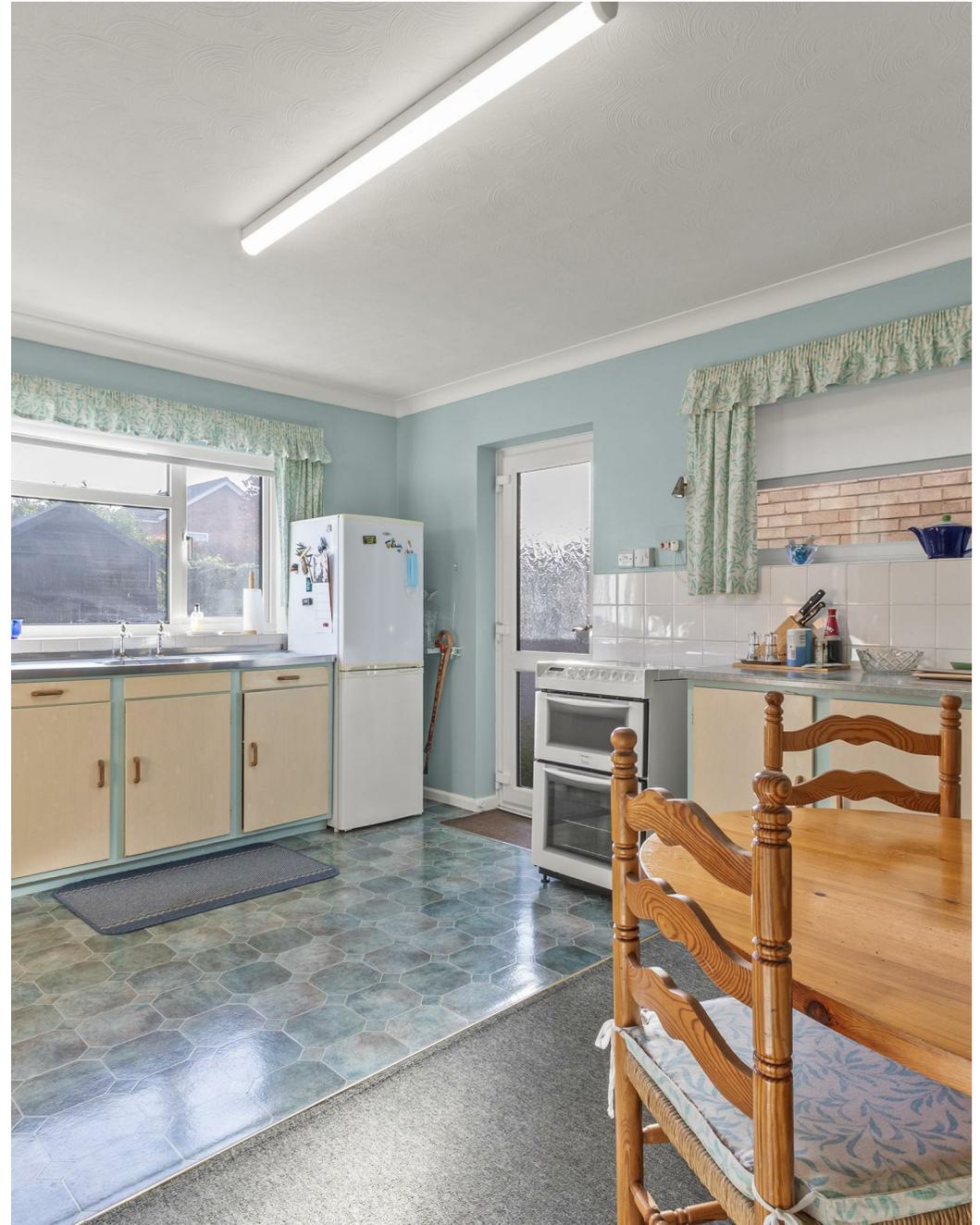
Norwich, NR4

Guide £425,000-£450,000

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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 unique home enjoying a quiet position within a sought after cul de sac near the UEA to the west of Norwich. This well proportioned three bedrooms detached home presents an excellent opportunity for buyers looking to create a home tailored to their own style. Offered with no onward chain and requiring updating, the property offers very generous accommodation, an exceptionally large plot overall and a location that continues to prove highly desirable for families, professionals and investors alike.

The property is approached via a driveway providing parking for several vehicles and access to a single garage.

The ground floor accommodation comprises, hall entrance, cloakroom, WC, a large lounge, a separate area and kitchen family room complete with pantry.

Upstairs, the landing provides access to three well proportioned bedrooms and a family bathroom.

The layout offers excellent flexibility and presents a great opportunity for refurbishment, reconfiguration and or extension, allowing the next owner to reimagine the interiors to suit modern tastes.

Outside, the rear garden is a particularly appealing feature. Generous in size and framed by mature planting, it provides a private outdoor setting with plenty of space.

With no onward chain and significant scope for improvement, this property represents a rare opportunity to secure a detached home in a highly regarded location and transform it into something truly special.



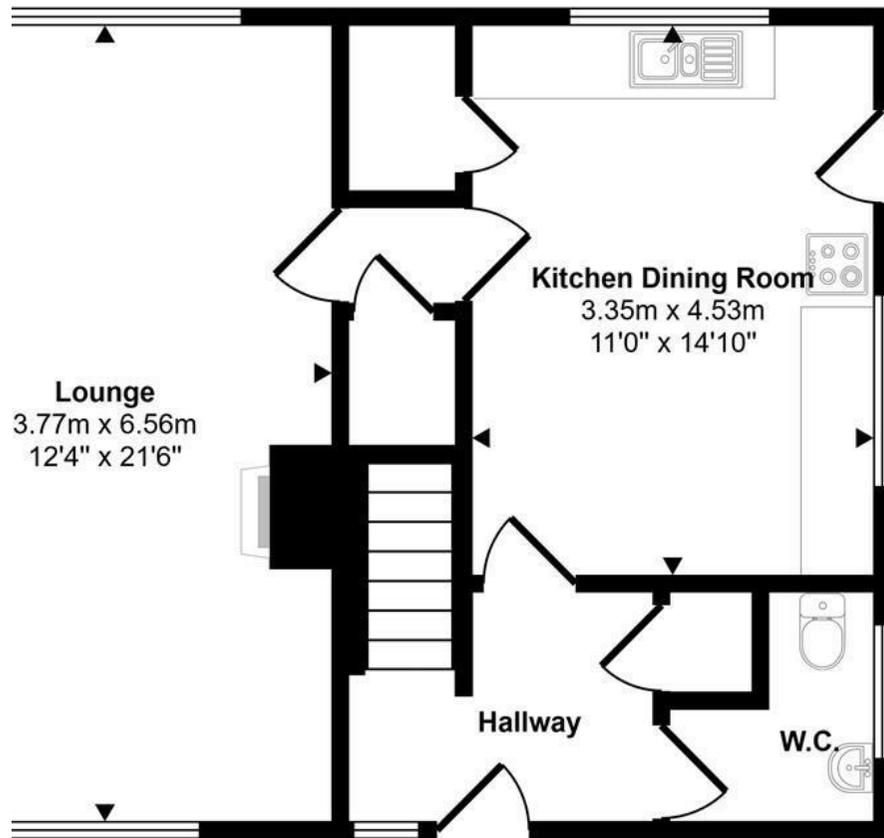




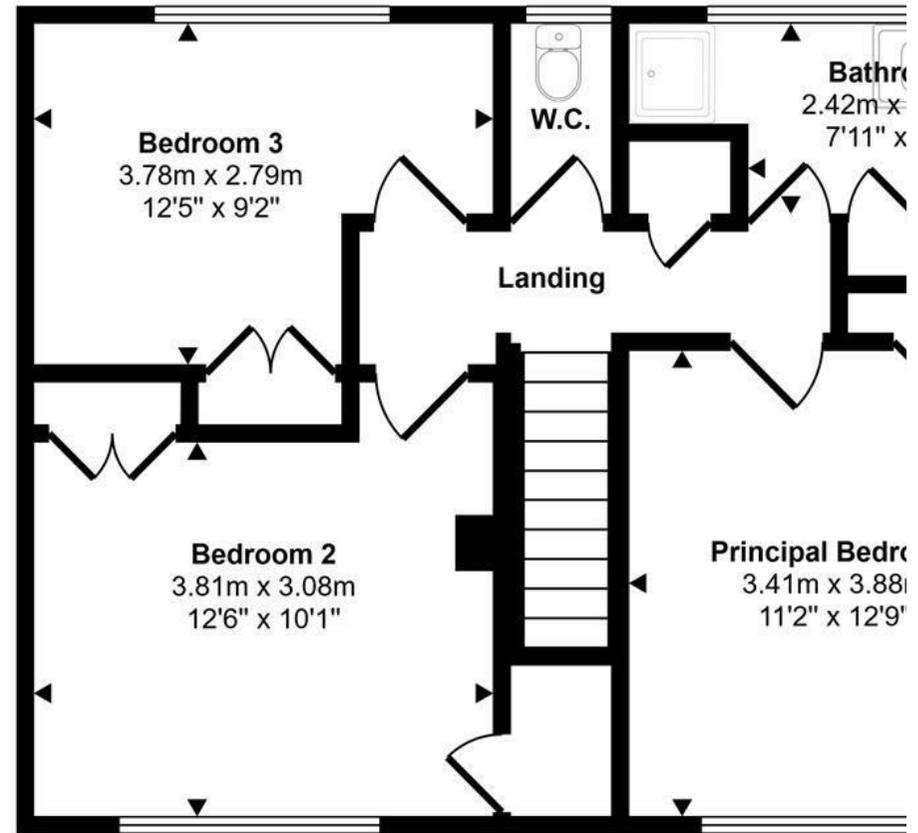
THE HIGHLIGHTS _____

- A unique home with an exceptionally large plot
- Three bedrooms
- Large living room
- Kitchen family room
- Dining area
- Driveway for several vehicles
- Garage
- Easily extended (stpp)
- No onward chain

Approx Gross Internal Area
109 sq m / 1172 sq ft



Ground Floor
58.6 sq m / 586 sq ft



First Floor
Approx 54 sq m / 585 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Let's talk

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EPC RATING - C

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